
Community Issues Report

Boards, Commissions, Community Outreach

August 2008



Frederick County, Maryland
Countywide Comprehensive Plan Update

INTRODUCTION

The *Public Participation Process* is tailored to build consensus and support for the Comprehensive Plan. A major part of our outreach efforts have been the Community Open Houses and Community Group Meetings. The purpose of this report is to briefly discuss each effort and summarize the comments that were recorded from the public at the various events.

COMMUNITY OPEN HOUSES

Division of Planning staff hosted four Community Open Houses around the county to meet with citizens. The Community Open Houses were informal sessions to collect public input; present the plan process; review current plan mapping and background data; and discuss trends and issues by plan theme. The dates for the Community Open Houses are noted below. Additional Community Open Houses may be held upon completion of a Draft Comprehensive Plan.

- | | | |
|-------------------------|---|------------------------|
| • Thursday May 8, 2008 | - | Thurmont Middle School |
| • Monday May 12, 2008 | - | Tuscarora High School |
| • Thursday May 15, 2008 | - | Oakdale Middle School |
| • Thursday May 22, 2008 | - | Middletown High School |

COMMUNITY GROUP MEETINGS

A significant part of our *Public Participation Process* has been the facilitation of Community Group Meetings with County-designated Boards/Commissions and stakeholder groups. These meetings allowed a wide variety of groups the opportunity to share input on the plan update. Often the meetings were geared to the specific mission or theme of the group we were working with, but discussion was not limited to that particular theme. Over 25 Community Group Facilitated Meetings including informational only meetings were held this spring/summer. The process for the Community Group Meetings is described below.

Prior to each meeting, packets were distributed to members of the board/commission or stakeholder group to include:

- Handout describing the Comprehensive Plan update, purpose of the meeting, and a request to begin brainstorming;
- Copies of any relevant action items, issues, and policy recommendations from the 1998 Comp Plan related to their mission (if available).

Each meeting was setup in the following format:

- Overview of the Comprehensive Plan Update Process and Meeting Goals (10-15 minutes)
- Group Discussion (35-40 minutes)
 - What makes Frederick County special to you?
 - What are Frederick County's most pressing issues/challenges?
 - What opportunities/solutions are available to address those issues/challenges?
 - Any other general comments on specific issues and/or potential solutions...

Public comments from the Community Open Houses and Community Group Meetings were recorded and are included in this report, sorted by group and theme.

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OPEN HOUSE COMMENTS

OPEN HOUSE ISSUES AND COMMENTS

Four public open houses were held - May 8 Thurmont, May 12 Frederick, May 15 New Market, May 22 Middletown. Attendance at the four open houses totaled approximately 100 people.

GENERAL

- Mother Seton shrine inside Emmitsburg boundary, St. Joseph's outside.
- More trees for newer + existing parks - provide shade.
- County Emergency Evacuation routes

AGRICULTURE/RURAL

- Would like to see an emphasis on land preservation in Frederick County – even after moratorium is lifted. (Increase open space within developments; concentrate growth to preserve open space in other areas).
- Provide retail options for wineries located in RC (GC).
- Continue to support Agricultural Land Preservation.
- Agricultural land should be used for Agricultural purposes, not for Industrial uses.
- Increased funding for Agricultural Preservation.

TRANSPORTATION

Roads

- Middletown Bypass starting Bolivar ENE to MD Nat. GC
- Frederick Big Red Road
- MD 75 as priority option from Thurmont, New Market south to Urbana
- Thurmont bypass “line should be on map”.
- Meadow Road/I70 interchange needed – full interchange.
- Major improvements to 144 from MD 75 into Frederick
- Moser Road volumes by Lawyer Farm
- Speeds on Mountville Road in Adamstown.
- 351 south of Crestwood Blvd. Prefer not 5 lanes – Residential area
- Widen 270 (Emergency Evacuation)

Transit

- Rail extension to Walkersville
- Lets continue to expand – light rail and marc trains – more trains to include some non-stop – upgrade tracks for increased speed and efficiency...
- What about Frederick → I-70 corridor for light rail to Baltimore
 - → connect to purple line in Montgomery & P.G. County
- Bus service (near term) and light rail (mid term) from Frederick Monocacy MARC stations to employment centers at MD 355/MD 124/I270 (exit 11) area in Montgomery Village/Gaithersburg.
- Limited weekend MARC service.
- Increase frequency of trains to Frederick City
- Increase ridership on MARC to Monocacy/downtown Frederick City.
- Make local transit more appealing (aesthetics).

Bike/Pedestrian

- Wade property Adamstown Park Trail + Tuscarora Creek Adamstown to Point of Rocks.
- Sidewalk should not have to be maintained by landowners. Liability for users should not be on landowners. – Would significantly expand support for new sidewalks in developed neighborhoods.
- Prefer rail trail/rail with trail on WSRR Row Frederick City to Walkersville
- Make streets more bike friendly
- Multi-use/bike trails along utility right-of-ways.
- Point of Rock Estates/Canal Run bike/pedestrian access to MARC station

INFRASTRUCTURE/COMMUNITY FACILITIES

- Should show the new library in Thurmont.
- Need to display “proposed” library in the Town of Myersville (since land has been officially dedicated)!!
- Need to display existing Special Park, Community Park, Water & Wastewater Treatment Plants and the new Municipal Center (which houses Community Rooms, Sheriff’s Deputy, etc) for the Town of Myersville!!
- A Regional Park in the Brunswick Region which is accessible to those residents since they will be bearing the burden of increased growth for that part of the county.
- Water Service Areas – Water & Sewer Service classifications need to be updated for the Town of Myersville!
- Change set-aside requirements + perk requirements for properties using composting toilets & gray water systems.

LAND USE/GROWTH MANAGEMENT/DESIGN

- More emphasis on quality design concepts in the Comprehensive Plan (beyond density)
- Support for stream corridor buffers.
- Keep community design in mind – don’t need any more Riversides.
- Commercial business use options on gravel road.
- Open space – It would make our community prettier, cooler and more environmentally sound if we could plant more trees in all parking areas plus a shady place to park bikes. Green space with trees and walk/bikeway through middle.
- Land use/transportation connection

COUNTY BOARDS AND COMMISSIONS

AFFORDABLE HOUSING COUNCIL

Meeting Held June 9, 2008

12 People attended.

WHAT MAKES FREDERICK COUNTY SPECIAL TO YOU?

- Relatively undeveloped – distinction between urban and rural
- Variety/individuality of regions and towns
- It's home! Proximity to family.
- Appalachian Trail/Gambrill/mountain and hiking access
- Government is a caring government – takes care of people
- Residents have a physical sense of community
- Location – location – location!
- Different events – family oriented in different communities
- Location relative to region – you can get what you need here on within one hour drive.
- The people – willingness to be involved
- Sincere uncorrupted feel of city
- My home – I'm familiar with it – where I grew up and want to raise family here
- Historic residence are valued
- Unique quality of downtown feels “small” (buildings/
- Mix of old and new
- Thriving – diverse industry/commerce
- Significant Number of amenities/services for population size
- Open space and agricultural resources – CSA's here to support local food here.

ISSUES & CHALLENGES

- Difficult to live/work here
- Ingress/egress 270 & 70
- Affordable housing – costs relative to income
- Where is the money going to come from? Affordable housing cut when times tighter.
- Gaining political support to expand affordable housing.
- Limited HAS – accessible – for developmentally disabled and other populations – also accessibility to programs/assistance
- Quality of medical care
- How to deal with exodus to Pennsylvania/Washington County/etc. once they move – overextended – problems result
 - leapfrogging – to west/north counties
- Affordability attracts people – then demand exceeds supply – perpetual issue to deal with
- Providing housing for our employees
- Need alternative housing arrangements for affordability/sustainability
- Coping with urban growth without compromising the character of our communities
- How does Frederick County use its resources to provide housing for Frederick County residents? (rather than attracting new people before we can provide for those here)
- Availability of public transportation
- Integrating people with disabilities into community when they have very limited/fixed incomes

- Regulatory barriers and fees for affordable housing
- Schools – 30 – 35 kids in a trailer embarrassing
- Affordable housing a talking point; Board of Education isn't – they get the money. Where do we draw the line with education? Impact fees to educate needs accountability.
- Needs to be a link between jobs in or and housing supply
- Bias towards home ownership
- Netive perception – rentals/Section 8

OPPORTUNITIES & SOLUTIONS

- Commercial linkage program
 - New industry pays for new employees they bring.
 - Employer assistance program (house keys for employees)
- Flexible design standards/design
- Mechanisms that support good design
 - design review
- Develop Single Room Occupancy (SRO's)/Senior housing/Community land trusts to meet the need
- Penny for affordable housing (Virginia)
 - tax increment financing
- Build more mixed-income housing
- Turn NIMBY's into RIMBY's (right in)
- Fast track permitting and building fee waivers for affordable housing
- Evaluating existing regulations (accessory apartments/dwelling units/mobile/modular)
- Secure tele-work possibilities
- Be proactive @ foreclosures
- Support realistic values for housing
- Expanding on counseling for new buyers
- Transportation – Can provide opportunities for people
 - Need dialogue with new businesses
- Council has opportunity to break down rental stigma/perceptions
- Mixed use zoning – higher density developments
- Dedicated revenue source for affordable housing

AGRICULTURAL BUSINESS COUNCIL

Meeting held June 25, 2008.
10 People attended.

WHAT MAKES FREDERICK COUNTY SPECIAL TO YOU?

- Home
- Mountains, home, active agricultural community
- Relationship of history to present
- Sense of community, educational opportunities
- Great Frederick Fair, agriculture
- Home, small town feel with opportunities
 - Small town feeling in City, secure business enterprises
- Mix of multiple business opportunities; agriculture, biotech manufacturing, advanced technology
- Agricultural roots in County, good mix of agriculture & development
- Diversification between and within industries
- Ahead of rest of State in agriculture; organization
- Open spaces, farm areas
- Positive work force, work ethic and education
- Unique location; agricultural land with proximity to metro areas
 - Economic stability
- Diversity in industries; economic stability; withstand

ISSUES/CHALLENGES

- Need to minimize loss of farmland, funding for farm preservation, farm lots, cluster provisions will preserve integrity of farms, cut down on size of agricultural lots
- Roads
- Loss of agricultural suppliers: industries: operators, services, small towns controlling growth
- Roads, access to Rt. 15, major highways for agricultural retail business, State, County & Municipal collaboration on projects, need to buy local products, keep children in Frederick County
- Infrastructure – roads, bridges (expanding for farm equipment), provisions for agricultural equipment, land fragmented, traffic, water systems, power grid and affordable power, low growth with expanded budgets - school board, high property taxes, need commercial growth, permits turn to fees (example: burning permit), too expensive a county for manufacturing industry, industry with lack of infrastructure (roads)
- Transportation systems; roads, mass transit, carpooling
- Need for a business friendly environment
 - Permits & Review (fees), Planning & Zoning – overworked staff or under-staffed?
 - Poor customer service in County Agencies
- Keeping agriculture a viable industry, support agricultural education, local agricultural careers easier to start new business', more use of local products
 - Cooperative spirit, keep citizens interested in Frederick Fair
 - Infrastructure to make the Frederick Fair a continuing event (water, sewer, roads, RV hookups)
- Bottleneck of traffic; all major roads in Frederick
- Four day work weeks to conserve gas

- Redistricting schools, overcrowded schools
- Need for affordable housing – commuting large distances for jobs, can't afford to live in Frederick County
- Progressive and proactive restrictions (fees, lack of regulations, lack of space to do value –added agriculture, lack of supply of agricultural products to fill the demand
- Educate local staff and officials of agricultural uses, example: greenhouse
- Permitting process is not “cookie cutter”, needs reform on unnecessary restrictions
- Build up or down, not out

SOLUTIONS/OPPORTUNITIES

- Lessen restrictions of agriculture land to promote agricultural businesses (abbreviated site plan review)
- Increase commercial business, slow housing growth to catch up on schools and roads
- Agriculture component to design of roads and bridges for machinery
- Consistency in permitting process, get staff on same page
- Policies to lighten regulations to keep agricultural products viable and marketable
- More open dialogue in County, use common sense approach in policies and regulations, define acceptable risks and choose not to regulate them
- Top down monitoring of permitting, have standards
 - Best practices in methodology
- Strong partnerships, cooperative efforts in County, Municipal, State, Federal Agencies
- Have uniform (metrics) measurements for certain processes, assign scores for job performance, review scores periodically (customers complaints, days in permitting process, site plan comments)
- Review staff needs in County; clean house? Streamline review and permitting process, fast track for certain projects.
- Offer cluster provisions, incentives

AGRICULTURAL PRESERVATION ADVISORY BOARD

Meeting held June 23, 2008.

5 People attended.

WHAT MAKES FREDERICK COUNTY SPECIAL TO YOU?

- Born and raised, friendly
- Agrarian Foundation, proximity to major metro areas, health care, jobs, culture, economic opportunities
- Born and raised - since 1800's, farming opportunities
- Diversity of population gives option to farmers, proximity to history, ocean, mountain (mini-America)
- Born and raised, friendly, medical facilities

ISSUES/CHALLENGES

- Ability to stay, have water, energy
- Priority Preservation Preserve "Farmers as well as land"
- Availability of land to preserve affordability both for farmer to buy and preserve
- Funding availability, flexibility for Ag opportunity; market development; public policy, don't be self-defeating
- Money and interest from farmers

OPPORTUNITIES/SOLUTIONS

- Funding, funding, funding – openness to definition of agriculture
- Implementation of reasonable policies to maximize economic opportunities for profitable agriculture
- Tax incentive for main dwelling on preserved farms and other tax incentives

BOARD OF EDUCATION OF FREDERICK COUNTY

Meeting held July 13, 2008.

People attended.

WHAT MAKES FREDERICK COUNTY SPECIAL TO YOU?

- Well-kept school buildings for students and staff
- Small town feel - both the school system and communities
- Strong traditions- both the school system and communities
- Positive support by the county government of the school system's capital improvements program
- Community support for education
- Dedicated school employees
- Local cultural sites, physical features and activities that have educational value, i.e. Sugarloaf Mountain, Earth Space Science Lab, and the Potomac River
- State's first public charter school
- Ideal mix of rural and cosmopolitan social and cultural activities
- Positive relationship between the school system and parks and recreation department
- Support from private developers for land and school construction

WHAT FREDERICK COUNTY 'S MOST PRESSING ISSUES AND CHALLENGES?

- Lack of infrastructure to support growth
- Affordable housing and its impact on recruitment and retention of employees
- Too many residents who commute outside the county for employment
- Older schools in need of renovation
- The need to expand and improve public transportation
- Changing demographics
- Access to affordable health care for all citizens
- Meeting needs in areas of concentrated poverty
- The lack of adequate public facilities regulations in municipalities
- Access to technology infrastructure for all citizens

WHAT OPPORTUNITIES/SOLUTIONS ARE AVAILABLE TO ADDRESS THAOSE ISSUES AND CHANLLENGES?

- Adequate public facilities regulations for municipalities
- Dedicated and predictable funding streams for FCPS capital and operating budgets
- Light rail or other mass transit services to and from metro areas
- Housing incentives for FCPS and other public service employees
- More support for low and moderate income housing programs and projects
- Increasing the quality and amount of developer dedicated land for schools
- Increasing parks and recreation athletic fields to increase opportunities for youth recreation
- Improving technology infrastructure and providing affordable access to technology for all students

BUSINESS DEVELOPMENT ADVISORY COUNCIL (BDAC)

Meeting held June 10, 2008.

20 People attended.

WHAT MAKES FREDERICK COUNTY SPECIAL TO YOU?

- Lack of adequate infrastructure serving zoned land = ready!
- Diverse economy → needs are various – difficult to pinpoint
- Diversity of industry is unique
- Need smaller MXD lands permissible
- Seek out future demand for land from various sectors
- Tractor supply → General Commercial vs. Limited Industrial
- Allow multiple buildings on single building
- ORI – expand uses
- Granularity of zoning districts / How to be more responsive to market?
- Need for more affordable housing (employees!)
 - Afford close to work housing?
 - Afford transportation?
- Aging population – how to capture benefits of those folks living in Frederick County.
- Care facilities → 5k to 60K
- Need for medical services on south side of Frederick
- Fort Detrick → County/City need to plan for implications of growth and expansion → ancillary uses and land use “ripple”
- Need more Limited Industrial → not geographically concentrated
- Limited Industrial → existing or potential infrastructure LI-1, LI-2, LI-3
- Need to employ more local residents – grow jobs for quality of life...
- Have an ‘end’ in sight... Know our goals, before trying to attain them.
- Communting: Affect on arts community
- Available space is lacking
- Capture local arts \$
- Lack of mid-sized performance venue (700 – 2,000 seats)
- County/municipal cooperation in terms of E.D.
- Mixed use → Linkage between housing & workplace
- Self-sufficiency of community
 - Goods to services
 - Medical care
 - Open space - Don’t lose it!
- Pursue more flexibility in regulations (zoning)
- Good examples – Columbia, Reston, Kentland’s, Orlando, Research Triangle (NC)
- What are the quality of life indicators for Frederick County? How do we determine our success... or failure?

COMMISSION ON AGING

Meeting held June 9, 2008.

16 People attended.

WHY IS FREDERICK COUNTY SPECIAL?

- Spirit of community
- Quality of life/small town feel
- Agricultural lands
- Dairy farms
- Scenic River – uses - Monocacy
- Quality of education facilities
- Life long education
- History in area/cultural opportunity – music – arts - drama
- County nursing home and assisted living for lower income individuals. Level of funding for human services remains.
- Senior centers are well sited
- One stop shop – providing service in one location – senior center/library co – location.
- Providing more locations throughout County – library/senior center
- Widely distributed service not requiring transportation

ISSUES/CHALLENGES

- Keeping/getting seniors more involved in planning activities and involving in activities ... providing or helping with service.
- Cost of living – food, transport, medicine
- Housing on smaller scale – location close to services (food/transport) as transition between assisted living and retirement.
- Walk able community/walking paths, trails targeted to senior security
- Transportation – signage – sooner/larger; left turn lanes dedicated; safer intersections
- Disaster Plan that considers older adults – oxygen users/transportation services to them during emergency/provide information to them (individual disaster plan)
- Regional/community view for providing service
- Loss of medical providers – regionally and nationally
- Emergency service informed and educated/trained in senior/geriatric medical issues
- Provide opportunity for lifelong learning
- Job training
- Balance between volunteer opportunity and need for income
- Transportation to service/facilities/basic needs. Provide seating at bus stops. Routes are too long for seniors. Oxygen tanks don't last more than a few hours.
- Locale medical facility in central or better dispersed locations for access by seniors
- Transportation for rural areas specifically for senior needs
- Provide information or contact information for remodel or changes to residences allowing aging in place – grab bars etc.
- Plan age restricted community for transition into housing for ages beyond targeted age group.
 - Transportation
 - Construction of units

- Provide for assisted living facility similar to Carroll County – smaller facility and larger facility
- Online survey targets young – stows seniors out
- ARC – assisted living housing should be located near service
- On-site ambulance for nursing homes, assisted living, etc.
- Affordable Housing – seniors with fixed income, establishing a definition of affordable housing considering seniors. County policy or formal definition. How do we address without definition?
- Role of Commission on aging in providing solutions

IMPLEMENTATION

- Speaking with a unified voice
- Increase involvement with Planning staff/FCPC/BOCC
 - Comprehensive Plan
 - Ongoing
- Education of senior issues – State & County level
- Work with other Boards & Commissions

SOLUTIONS

- Promote Comm. Survey
- Target or provide for services for the aging population.
- Tax relief for seniors in County to address affordability issues.

COMMISSION ON DISABILITIES

Meeting held June 9, 2008.

4 People attended.

PROJECTS, POLICIES & ISSUES

- Accessibility affects a variety of themes, specifically Transportation, housing, employment.
- Be user friendly in design (objective)
- Building access, parking
- Accessibility to all types of land uses (residential, commercial, community)
- Encourage affordable & accessible housing opportunities beyond Section 8 requirements (overcoming waiting list & age restrictions, voucher use, balancing Medicaid dollars)
- Make it easier for developers to build accessible and not segregated housing
- Moderately price dwelling unit program is good
- Accessibility for single family and mixed use communities
- Encourage concept of “visit-ability”, e.g. ramps, grab bars, adequate widths, see MD State Task force for examples
- Clarify optional vs. required number of accessible/visit-able units
- Promote and be aware of “aging in place concept”
- Tax credits for the development of accessible units/facilities
- Economic development – accessibility sells
- Community options – need options other than nursing home / assisted living type placement e.g. integrated residential units with physical access and easy access to community amenities, again do not want to be segregated
- Age restricted housing in out of the way places does not encourage options or aging in place it also does not allow for younger disabled folks to live in such a community
- City of Frederick needs to be more disabled friendly
- Community facilities should serve all persons equally
- Access to Transit
- Increase Hours of operation to meet needs of a variety of work shifts
- Accessible buses are good
- Look at accessibility to stops (specifically regular routes to identify spots where regular routes could replace transit-plus service if barriers were remove)
- Expand hours of transit plus
- Expand service to include Saturdays AND Sundays
- Allow for private transportation options, accessible taxis/vans
- Ability to move within community
- Need to review design before things are built
- Need to design up front to avoid costly retrofits
- Slope of lots / entrances
- Ramp space in garage
- Space for grab bars in halls
- Space for elevators
- Incentives for creating number or percentage of accessible housing units (note these are in demand)
- Use access board references for design and updates to code (in addition to ADA & MD accessibility code)

- See “Building a True Community” Jan. 2001
- Promote sidewalk width (5’+) to accommodate 2 wheel chairs (not just passing zones)
- Curb cuts should be in both directions as opposed to shared corner ramp
- Accessibility/audit training for staff (planners, site plan reviewers, & inspectors)
- “Know what to look for”
- Need County Division to “adopt Commission on Disabilities”
- Update site plan/subdivision requirements to ensure compliance
- Include accessibility in site plan review
- Building a “complete community”

HISTORIC PRESERVATION COMMISSION

Meeting held June 7, 2008.
14 People attended.

QUESTION 1: MAJOR ISSUES

- Development – loss of historic site
- Loss of buildings, viewsheds, landscapes, archeological sites
- Loss of cultural identity
- Encroachment: industrial versus residential dealing with changing environment
- Loss of sense of small-unincorporated community identity
- Education about historic preservation
- Lack of awareness of what is historic
- Potential for historic districts eroding
- Infrastructure needs that affect agriculture and historic viewsheds
- Lack of regulatory tools
- County agencies do not view Historic Preservation Commission as a partner/not important

QUESTION 2: PROJECTS ETC. TO ADDRESS ISSUES

- Establish archeological and standing review procedures structure
- Return on investment study
- Putting incentives for historic preservation in processes – density bonus
- More compact development – promotes greater density
- Include Historic Preservation Commission in development review process
- Develop criteria for bonuses to protect viewsheds, sites, etc
- Traditional neighborhood designs connect streets, houses front onto streets
- Maintain historic preservation as a priority
- Undertake viewshed study
- Better design criteria for new construction
- Tourism benefits of historic preservation should be better recognized
- Improve transit to reduce infrastructure needs
- Renew project to produce historic inventory book
- Consider County purchase of archeology sites, also easements, viewsheds
- Increase designations to County Register
- Investigate zoning provision amendments
- County loan program to support fixing historic buildings
- Code enforcement staff education re: historic sites
- Upgrade Hansen system

QUESTION 3: POLICIES TO ADDRESS ISSUES

- County provide incentives for historic preservation
- Emergency historic preservation loan fund to aid owners with deteriorating historic properties
- Require development potential evaluation of historic properties
- County-owned properties should be models of preservation
- Code enforcement should be better trained

- Work agriculture and historic preservation programs more closely
- Coordinate all County programs re: land/agriculture preservation that can support goals of historic preservation

QUESTIONS 4 & QUESTION 5: ROLE OF HISTORIC PRESERVATION COMMISSION IN IMPLEMENTATION OF RECOMMENDATIONS

- Historic Preservation Commission members go to communities with staff to educate
- Finish historic district manual and take to communities
- Historic Preservation Commission meet with other County boards
- Historic Preservation Commission attend more educational training events
- Historic Preservation Commission become stronger partner in County processes
- Teeth in Ordinance!
- Update guidelines to address new methods and products
- Archeology Review should be incorporated in Ordinance

MONOCACY SCENIC RIVER BOARD

Meeting held June 4, 2008.

5 People attended.

ISSUES

- Development – More people affects the need for water/sewer impacts on demand for water/sewer. How will this impact the watershed?
- Adopt action items in Monocacy Scenic River Study & Management Plan.
- Look at Carroll County, regarding setbacks and dedicate easement for new lots
- The County should not be able to build if private owner not allowed – County set example not exception
- The Board wants to see all development proposals at least along river integrate into County process.
- More low impact development implementation countywide
- Agricultural Preservation more weight to riverfront property and forested
- Archeology protection
- Increase effort on Agricultural Preservation, Transfer Development Rights, pick Priority Preservation Areas, and include smaller parcels.
- Municipal greenbelts
- Wildlife corridors
- Better coordination between County and Municipalities
- Aggressive implementation of Monocacy greenway/park/easements. Closer look at feasibility, liability impacts, how to achieve, how much encroachment?
- Green hubs and connections

PROJECTS TO PROTECT VALUED CHARACTERISTICS OF THE COUNTY

- Maintain true countryside, including tiny settlements. Reign in sprawl – concentrate growth
- Mixed Use
- Increase density inside established community.
- Balance tax revenue to allow rural to remain rural
- Shared space for bikes and cars – safety, small commercial in small town to reduce car trips, maybe separate off road bike paths for large roads.
- Preserve forests, agriculture

IMPLEMENTATION STRATEGIES

- Low impact development
- Smaller parking lots
- Tree cover for parking lots
- Remove subsidized parking
- Expand metro to Frederick County Government
- Conservation easements – not just agriculture. Start in Monocacy

PARKS & RECREATION COMMISSION

Meeting held June 5, 2008.

8 People attended.

ISSUES

- Aging Demographic
- Convenience of Facilities
 - Basketball courts
 - Long commutes to access facilities
 - Transit/park connection
- What can you do?
 - Persistence
 - Cooperate with other agencies/commissions
- Explore transfer of development rights for park development
 - Prevent fragmentation
 - Park donations
 - Work with developer to implement parks
- Enact implementation tools that removes the dependence on donations for park land and places more proactive development powers in the government
 - Incentive zoning
 - Transfer of development rights
 - Tax increment financing
- Agriculture, open space
- Potomac River, Monocacy River, Natural Resources – Forests
- Changing County Government....
- Reforestation
- Saving forest
- Wild life preservation
- Invasive species issue
- Water quality
- Park acres per person
- Cultural/Historic Resources
- Affordable Housing (trailer parks in Agriculture)
- Trail Development
 - Revisit eminent domain policy in specific or unique circumstances
 - Explore incentive based policies for trail and parkland acquisition
- Property rights preservation
- Trail safety and security

POLICIES/IMPLEMENTATION

- More Board of County Commission action for park acquisition
 - More funding
 - Policy regulatory changes
- Prevent reallocation of funding – State and local levels
- Amend Adequate Public Facilities Ordinance to include park provision req's
- Reassess definition of "Open Space" to be more inclusive and widely accessible
- Address expansion of recreational activities
- Park to park trails
 - Element included in Comprehensive Plan

ROADS BOARD

Meeting held June 09, 2008.

-- People attended.

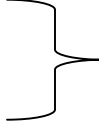
PROJECTS, POLICIES & ISSUES

- MD 75 North of Union Bridge (Truck Traffic)
- Connection of MD 77 into Carroll County
- Slowing Growth to fit existing infrastructure
- MD 75 – Libertytown to Hyattstown (trucks & commuters)
- Control growth along roads
- MD 180 – 351, Creative Solutions & Creative Escrow Use
- I-270
- Middletown, Alternate 40A
- Monocacy Boulevard (Complete related projects, County/City/State)
- Christopher's Crossing Projects (County/City)
- Explore Road Excise Tax possibilities (feasibility, districting)
- US 340 / MD 464 / MD 17 in Brunswick
- Proactive coordination / awareness of surrounding jurisdictions land use plan, specifically Carroll County
- Maintaining Existing Roads

SOLID WASTE ADVISORY COUNCIL

Meeting held June 4, 2008.

8 People in attendance

- Containers
 - Collections
 - Transport
 - Disposal
- 
- With multi-family collection,
need additional dumpster/pad
- Siting/storage for sites
 - Siting/storage for developments – residential/commercial
 - APFO for solid waste
 - Public Health
 - Managing costs
 - Understanding Permitting process
 - Creative code/design
 - Maintain quality of life
 - Changing materials
 - Transfer stations
 - Processing in county versus out of county
 - Partnering with other jurisdictions
 - Transportation
 - Narrow roads, acknowledging pickup needs
 - 24/7 facility (allows for 24/7 pickup)
 - On-street parking management
 - Be wary of private road standards
 - Density = ↑ waste to deal with in that location
 - Centrally located collection facilities
 - Franchising efficiency of collection (methods); routes
 - Feasibility/planning of pickup for multi-unit development. Example - space for waste/recycling (residential and commercial)
 - Waste management/pick up in alleys (appropriate curb radii).
 - Design in all types of land uses
 - Maximize recycling
 - Making waste to energy work (2013 +) ↳ 50 mega watt +
 - Landfill space 2060
 - Bio-fuels – tax versus non-tax
 - Sludge disposal/amount is directly proportional to ↑ in population
 - Measure/Manage Bio-solids

TRANSPORTATION SERVICE ADVISORY COUNCIL (TSAC)

Meeting held May 16, 2008.

-- People attended.

ISSUES / OPPORTUNITIES

- More coordination with State & County Highway Projects
- Transit as alternative solution, not afterthought in congestion management
- Review and Consideration of Transit in Site Development
- Increase Communication & Cooperation with MTA – MARC & 991
- Increase Communication & Cooperation with surrounding jurisdictions
- Prioritizing funding of transit versus road projects
- Increase frequency of MARC Rail service to Monocacy & Frederick City
- Provide Saturday MARC Rail Service
- Provide Reverse Commute MARC Rail Service
- Prioritizing increased service to Frederick City/Monocacy versus parking improvements at Brunswick / POR
- Coordination of park and ride locations and planning
- Providing additional Commuter Bus Service North of Frederick County
- Commuter Bus Service to Baltimore
- Coordinating MTA Commuter Bus Service with existing and proposed Park & Rides (most important issue to MTA is adequate parking)
- Consideration of additional MARC Rail Stops (e.g. Adamstown)
- Consider other light or fixed rail options in county
- Transit Oriented Development
- Monocacy MARC
- Frederick City
- Brunswick
- Consideration of 2 way linear transit bus routes versus loop routes
- Light rail options in Frederick City and surrounding communities (e.g. 180/351, MD 85/355)
- Increase transit options between Frederick & Shady Grove Metro / CCT
- More bicycle and pedestrian access
- Access to transit study (consider transit plus user accessibility barriers, plus general bike/ped)
- Increasing transit bus service as journey to work option (schedule timing around work hours)
- ITS technology on board buses and at transit stops
- Track maintenance and security at existing park and ride / MARC station lots

COMMUNITY ORGANIZATIONS

ADVOCATES FOR HOMELESS FAMILIES

Meeting Held June 17, 2008

14 People attended.

WHAT MAKES FREDERICK COUNTY SPECIAL TO YOU?

- Frederick County at a crossroads – What does it want to do? Going rural/urban... want to attract business need the services to go along with that.
- It's a rural area within a metro area
- Vibrant historic district
- Compassionate citizens that volunteer for those in need
- User friendly – good layout/design of cities
- Overall quality of life – good roads
- Small town feel
- Overall safety relative to other counties in state
- Gorgeous drive down Patrick Street in winter with lights on trees
- Family oriented community – always stuff to do
- Nice people here – warm and friendly
- Open spaces – critical to keep them/protect
- Open land and downtown shopping/roots here too the variety/diversity
- Family history here; generally a healthy place to raise family

ISSUES/CHALLENGES

- Need more affordable housing
- Need rental housing
- Landlords raising rent cause they bought high (average Section 8 payment \$1100/month = 2/3 of rent – rents are high.
- Economic disparity overall – housing, gas, health insurance
- Housing and employment have not kept same pace
- County lost control – need to provide the jobs here to support communities
- Everyone is commuting long distance to work and then they spend little time here – no volunteers, commitment, where are people at parks/schools during daytime? At work...
- Need more jobs here!
- Underestimating school capacity/infrastructure needs.
- Poor planning – development outpaces infrastructure
- Rural areas forgotten – City of Frederick/urban focus
- Outlying areas don't have services Frederick does
- Transportation – congestion – need more transit
- How to learn from Montgomery County and take the good things
- We don't have road infrastructure for evacuation
- Need alternate transportation for people to get around in small towns
- Transportation regional too... to DC/Baltimore and beyond. Better link for jobs too. Comprehensive Transportation system "European model"
- We don't have a year round shelter for our homeless here.

OPPORTUNITIES/SOLUTIONS

- Provide a safe, year round shelter and all of the nonprofits and agencies can pool resources to make it happen. (Could keep track of individual/families better that way).
- Homelessness Prevention/Eviction Prep/Education at the front-end
- Single Room Occupancy (SRO) could help!
- Politicians need to walk the walk – need commitment
- ↳ Action by BOCC can solve money, land issues.
- Communication between City and County will help
- Exceptions given for affordable housing projects to waive fees for construction
- Expand TransIT routes countywide
- Only developers that live here can build here – long-term investment
- Compare Frederick County to Stafford/Prince William/Fredericksburg area (rural counties) rather than Montgomery County all of the time – more “like” Frederick in proximity to metro areas.

ARTS COUNCIL

Meeting held July 28, 2008.

5 People attended.

ISSUES

WHAT MAKES FREDERICK COUNTY SPECIAL TO YOU?

- Amenities that Frederick has recreational, natural, historical, arts/culture
- Sense of community
- Quality of life
- Arts/culture attractive to businesses
- Strong/creative community
- Have an Arts/Entertainment District
- Other communities have their own arts/organizations. Not just Frederick City.
- Tourism generated by arts/shows, etc.
- Have clean industry – very little pollution
- Colleges in area – community resource
- Open space/Green space
- Location relative to Washington/Baltimore

ISSUES/CHALLENGES

- Water and population growth
- Infrastructure needs
- Have enough recreational and cultural opportunities for increased population
- Maintain quality of life standard for arts/culture opportunities
- Arts/cultural spending from government below average
- Need more high paying jobs so people can live and work here
- Transportation – lack of public transit and reliance on auto
- No bike paths/walkability not great
- Bottleneck of traffic; all major roads in Frederick
- Incorporate Green/LEED practice
- Form of government
- Schools – arts curriculum – need to reach all students

SOLUTIONS/OPPORTUNITIES

- 1% for arts funding allocated in other jurisdictions
- Need performing arts space – dedicated to arts
- Comprehensive trail plan
- More and reliable public transit and be available for non-work trips, recreation and tourist uses
- LEED/Green building practices
- Increase communication between arts organizations and schools

BIKEWAYS & TRAILS

Meeting held July 1, 2008.

11 People attended.

ISSUES

- Education about alternatives to auto
- Train, bike, etc. (signage)
- Police aware of bike rules
- If we encourage biking, need to provide place – racks and signage
- Educating inexperienced cyclists of rules of the road (signage, markings on street)
- Sidewalks on Rt. 40 in City
- Discontinuous shoulders, sidewalks
- Design/construction of roads inconsistent, not bike friendly. Apply bike standards to all roads.
- Provide north/south bike routes and around the City.
- Promotion of bike routes in County – tourism efforts.
- Cleaning road/shoulder debris.
- Lack of a countywide bike route map.
- Crossing Rt. 15
- Lake Linganore area roads
- Cul-de-sacs – have paths between

PROJECTS/OPPORTUNITIES

- Connect Frederick City with C&O Canal
- Access across U.S. 15 in County and City
- Walkersville/Woodsboro ↔ City
- Gas House Pike
- Safe routes to school – work with Board of Education and schools
- No cul-de-sacs – interconnect streets to provide bike access
- Partnership with TransIT to push multi-modal, bike racks on buses
- Allow bikes on MARC trains

POLICIES

- County subsidize bike commuter for employees and other businesses
- Support enforcement of bike rules
- Licensing for bikes
- Require bike accommodation on County road projects

VISION

- Downtown Frederick with bike lanes, auto restricted
- Build where we are already building
- Walkersville
- Monocacy Greenway
- Using a car is safe, legal, and rare

FREDERICK AREA COMMITTEE FOR TRANSPORTATION (FACT)

Meeting held June 02, 2008.

19 People attended.

ISSUES – TRANSPORTATION

- Bottleneck US 15/Frederick County Government
- Big Red Road (land) / ROW
- Regional Coordination West Virginia, Pennsylvania, Washington County
- Toll West Virginia/Pennsylvania borders
- 270 NPS Coordination
- Realistic Mass Transit
- Trains (#)
- 270 Transit
- Coordinate Transit with other jurisdictions
- Watch shifting of lines
- Southern Beltway
- Funding – competition with different modes & projects all infrastructure
- Managing demand
- No more “Drive till Qualify”
- Telecommute
- Airport Capital projects
- Economic benefits
- Employers to Frederick
- Demographic trends (don’t underestimate)
- Quality of life
- County / Municipal coordination
- Connectivity of streets
- Mixed Use
- TOD
- More Commuter Bus
- Weekday MARC/Weekend MARC
- ATCT construction
- Bus routes along potential fixed rail
- Density to allow transit to work
- MD 75
- MD 550
- New Market/LL S to 270
- US 15 south
- Public Private partnerships
- Coordinate Federal, State & Local \$
- How to toll existing (change CFR)
- Crossing guard programs
- School walk/bike safety
- Coordinate with Board of Education

- Interconnect schools
- Sidewalks
- Separation of jobs/housing versus issue
- Anticipate job growth mixed income
- Mixed use employment
- Aging demographics
- Childcare/schools integrated with mixed use
- Non work trips
- Reduce student vehicle use
- Business friendly opportunities – permitting streamline
- APFO changes difficult on some businesses
- Predictability/consistency of the plan
- Reservoir map site
- Quarry re-use
- Charter government
- Government relations staff/lobbyist
- Sitting of government facilities within existing development
- Density
- Affordable housing
- Less reaction regarding County proposals
- Montgomery County/all County coordination
- Corridors / communities
- East ALCOA property
- Housing – cottages?

FRIENDS OF FREDERICK COUNTY

Meeting held June 02, 2008.

14 People in attendance

(ISSUES)

- Infrastructure & development
- Traffic on north end of City (specially Ft. Detrick area & access).
- Allowing growth without supporting infrastructure and funding it.
- Strengthening open space protection (existing).
- Is population projection driving growth vs. planning for what can be supported with infrastructure
- Groundwater protection
- Economic stagnation
- New develop/design not integrating with historic/fabric of existing communities
- Push & pull of politics regarding growth policy
- Development pushing out our wildlife – need more protection
- Limited resources (\$) for infrastructure. Development has to pay more.
- Sprawl
- Waste management – no incentive
- Monocacy River protection/watershed protection
- Pollution in general
- Quality of schools
- Inequity in school quality between rural/urban areas.
- Mass transit needs (to DC)
- County government needs County ex.
- Need to live close to work & design with nature in mind
- Taxes too high – hold taxes down
- Comprehensive Plan doesn't have teeth - need more policy implementation
- APFO not protect services
- Municipal annexes.
- Euclidean zoning – need flexibility & change in zoning districts.
- Rural roads need protection

WHAT OPPORTUNITIES ARE AVAILABLE TO ADDRESS THESE ISSUES? (SOLUTIONS)

- Housing bust
- Keep region plan process
- Job growth – Ft. Detrick to reduce commuting
- Support mixed-use/sustainable commutes with business to support better jobs. – Walk able commute
- Municipal – County coordination in future is positive
- Leaders ready to address quality of life
- Opportunity to plan ahead now – get it on paper
- Recognize good community. Design to support quality of life.
- Proximity to DC/federal government
- Be a leader in handling waste & relationship with nature, agriculture etc. grow food locally.
- Support Agricultural Preservation – supplement programs to leverage more money.

- Support local agriculture industry – less regulation for home/cottage agriculture industry.
- TDR for agriculture/land preservation
- Streetcars

LAND USE COUNCIL

Meeting held June 10, 2008.

6 People in attendance

ISSUES/CHALLENGES

- Doing away with disincentives regarding the code and philosophy
- Housing affordability created by regulations
- Provide housing to support economic development

OPPORTUNITIES/SOLUTIONS

- Do away with the old Greenfield development model
- Provide economic conditions to support redevelopment
- Improve coordination among all agency regulations to be consistent
- Frederick City has opportunity to be its own economic center apart from Washington region.
- Create a plan that says Frederick is open for business

NATIONAL PARK SERVICE

Meeting held June 20, 2008. [Susan Trail, Monocacy National Battlefield & Kevin Brandt, C&O Canal National Historic Park]
2 People attended.

ISSUES:

- Transitway Alignment through Battlefield
- I-270 widening through Battlefield
- MD 355 through Battlefield
- Options for siting of Electrical Transmission Lines & other utilities before requests are made by utility companies
- Extra level of guidance, buffer, or protection around NPS units
- Underground utilities recommended where feasible and designed well for linear parks like AT or C&O canal. Less feasible in archeological related sites e.g. battlefield –
- Siting guidance for Cellular Towers, electric transmission lines, e.g. Cell Towers designed as trees.
- Trail connection along Monocacy River. Connect C&O to Monocacy Battlefield & City of Frederick County Government
- Formalized connections to Canal Tow path from communities or community trails
- Look at Alternative Transportation in Parks grant project from Seneca to DC (electric packet boats)
- Transit links to Canal and / or NPS units
- Preserving wildlife corridors in Frederick County. NPS units are already existing corridors or nodes, maximize connections, look at Stream buffer ordinance example and flood plain protections
- Upgraded or new Potomac River Crossing would affect the C&O Canal
- Rewatering of Canal – opportunities for additional recreation, tourism, and/or interpretation
- Including Journey through Hallowed Ground National Heritage area designation into policy and/or decision tools
- Resolving major arterial vs. Scenic Byway issues.
- Scenic Easements (243 along Canal, none in Frederick County)
- Maximize utility of Priority preservation program
- County level scenic easements
- More points for agricultural parcel preservation ranking if parcel is adjacent to or visible from a NPS unit
- Adaptive reuse of no-longer viable agricultural parcels
- Possible “hut to hut” touring along C&O canal including stops in Frederick County
- Maintain viability of agriculture in and around Battlefield, pieces of Park need to be farmed to maintain their historic character
- Look at/awareness of compatibility of zones adjacent to NPS parcels
- Agriculture as a resource
- Species and habitat protection
- Incorporate NPS General Management Plan guidance as appropriate

PARENT TEACHER ASSOCIATION COUNCIL

Meeting held June 16, 2008.

7 People attended.

WHAT MAKES FREDERICK COUNTY SPECIAL?

- Grew up here
- Rural/historic qualities
- Agriculture/communities
- Downtown Frederick – ‘City gives the County a nice heart’
- Good schools - public
- Diversity in communities (geography – mountains/farms/cities)
- Opportunities for kids to volunteer and work
- Traffic could be worse – other areas have traffic issues
- Approachable government

ISSUES/CHALLENGES

- Traffic
- Aging schools - facilities
- Recognition at General Assembly (share of money)
- Close APFO loophole (2 year) Tuscarora Elementary ex.
- Fire & Rescue - APFO
- Separation of public facility req. through PUD → no shared entrance
- Sitting/land should be useable – drives up infrastructure costs
- Lower unit/acre ratio for public facility requirements. Need more AC units.
- Funding (minimal from state; ↑ local money)
 - Impact fees only go to new seats
 - Facilities aging
- Impact fees are not geographically located
- Services provided by County within municipalities → Money and growth relationship
- Must be overcrowded to get on list for improvements
 - Constantly playing catch-up
 - Not pro-active
- Neighborhood schools
 - New trend
 - Lower transportation costs
- Split feeder – no continuity
- Large schools – redistricting constant shifting
- Should be a neighborhood of students school base
- Still adapting to full day kindergarten
- Maintain current school sizes
 - No larger
- Recordation tax – not constant funding

OPPORTUNITIES/SOLUTIONS

- Home rule – change in form of government
- Remove loopholes/tighten APFO
- Slowing home growth – better balance between jobs/homes

- Timing of APFO
 - Retest (10 years)
 - Limitations on P.U.D. over 2000 units
- Education about Countywide citizen benefits of education system. Not just a benefit to school age families.
- Balance growth with providing public facilities
 - Concurrency requirement
- Number of dwelling units/year limits
- Separate lists for renovation req.'s and new facilities
 - Education tool
 - Dedicated revenue source for renovations
- New funding sources
- Educate about benefit/cost of high quality construction. Better off with high quality. Life cycle costs.

OPPORTUNITIES

- Municipalities adopt APFO
- Continue open/receptive government
- Continue multi-purpose use concept
 - Specifically schools/parks
 - Adds to community spirit
- Public input – beneficial positive
- (Commissions/Community Groups)
- Continue quality construction

POMONA GRANGE & FARM BUREAU

Meeting held June 18, 2008.
23 People attended.

WHAT MAKES FREDERICK COUNTY SPECIAL TO YOU?

- Open space, less congestion, farmland, tractors, horses
- Lower taxes
- Home, hometown feeling
- Things we no longer have: few restrictions, less congestion
- City environment to mountain environment, diversity
- People
- Higher economic sectors
- Farmland preservation
- Support of parkland acquisition
- Home – family history, farm - continue
- Land and Agriculture - diversity
- Deep roots
- Husband family 4th generation on farm
- Family long history farm people/landowners
- Open spaces not in city
- Born here, always return
- Rolling country side
- Small towns, quiet out-lying areas
- Family since 1820 nice history, friendly
- Home, Ag tradition, accessible to metro areas health care, culture, etc. horticultural
- 4th generation farming, opportunities for children farming or other diverse culture
- Topo variation
- Cross-section of Maryland

ISSUES & CHALLENGES

- Roads, traffic, circles, update bridges
- Schools (overcrowded)
- Agriculture – land values make it difficult to buy farmland
- Cost of housing
- Water/sewer: capacity, flow of water
- Solid waste
- Funding for land preservation
- Property rights: loss of
- Power, electricity, substations
- Too many people
- Traffic – aggressive drivers, high number of drivers/autos, safety issues – speeds
- Poor infrastructure
- Traffic issues when working agriculture land – livestock getting out
- Property rights – trespassing respect fence lines
- Loss of next generation because of changes to the County
- Water limitations

- Poor information relay by County
- Property tax burden
- School location in Urbana Region in an Ag area
- Traffic safety issues when working or accessing roads from Ag lands – speed, number of vehicles
- Economics of farming
- Loss of farmland
- Too much growth
- Lack of respect for the land
- What makes attractive is the challenge people want to live here, need to find balance between location and opportunities. Sustain traditions
- Make sure policies don't discourage opportunities zoning use tables, etc. agro-tourism, etc.
- Over population, families split two people working changing family structure, kids too often away from parents.
- Roads – on-going, population challenge to farmer machinery on road and running non-farm complaints about farmer
- Roads, schools, jobs, population
- Too much traffic, too many people
- Overcrowded schools, money to non-essential
- Right-to-Farm, complaints from non-farmers water supply, land supply
- Property rights, trespassing, property destroyed
- Use of land/rights, de-emphasis on Ag – Education hard to pass on land, expense
- Waste management County to curb growth yet people want
- Maintain quality of life without overburden tax burden

OPPORTUNITIES & SOLUTIONS

- APFO, provide infrastructure before new developments
- Require parkland in developments, park – school sites
- Local participation in State/Federal mandates/committees
- Additional commercial areas
- Funding for roads, farmland preservation, parkland
- Farmland preservation criteria review – increase priority for more quality farms – review of timberland
- Preserve historic & cultural resources
 - Education outreach, tourism
- Better link between residential construction and public facilities
 - Safer roads
 - Schools
- More State and Federal funding to solve existing problems
- Requirement for BOCC to live in County for a longer period of time before office
- Increase in the number of people per car
- Make mass transit more available
- Educate public on conservation benefits
- Rely more on public/mass transit
- Government mandate mass transit
- Proactive government – health, education, traffic

UTILIZE EXISTING RXR LINES

- State action on mass transit from Frederick to Baltimore before land has been developed and would stop process
- Require increased impact fees or associated fees for developing prime/good Ag soils/farmland
- Use extra funds/preservation money to support existing farms → New England State example
- Purchase Open Space
- County purchase easements on farms for sale rather than another purchaser
- County purchase development rights on farms for sale
- Open space/scenic tax to be used to support existing farms
- Proactive approach, need to look at other jurisdictions, need to change ways we grow T.D.R.'s affordable housing
- Maintain flexibility, consideration of changes to Ag. Retail Agriculture
- Stop going wild with population have parents in control
- Opportunity to save money on school construction
- More ag education would increase agriculture
- Model school blueprint, opportunity for re-cycling
- Opportunity to prevent bad development Urbana
- Chance to plan better for mass-transit
- Planning/community interaction imperative

SCENIC BYWAYS/HERITAGE AREA

Meeting held June 23, 2008.

31 People attended.

PROJECTS

- Highway Noise Overlay
- Work with developers
 - Criteria, assistance
 - Design guidelines
- Education about tools for preservation/conservation
- Ag reserves along U.S. 15
- Highest and best use
- Scenic Byways Corridor Management Plan recommendations need adoption by County
- Annexations – context – sensitive
- Solutions should be used in developments
- Access to U.S. 15 for businesses essential
- Coordination of State Highway Administration projects and municipalities
- I-270 preservation/noise
- Flow to U.S. 15
- Speed levels impact
- Design and architecture on industrial parkway
- Office of Economic Development formalize Main Street program recommendations
- Educate/promote sustainable agriculture
- Bill board policies “Local vs. Regional”
- Consistent signage for attractions
- Example Chester County, Pennsylvania
- Water management more consistent
- Recognize importance of scenic qualities of National Register, Historic National Road, Scenic Byways & Heritage Areas
- Overlay zones
- Smart growth = Scenic Byways Preservation
- Coordination over multiple themes
- Financial priorities
- Require screening on Scenic Byways of new development
- Context sensitive design solutions
- Municipal adoption of design guidelines (designed cooperatively)
- Buffers between Municipalities
- Smart development along roads
-
- James City County, Virginia role model
 - U.S. 15 interchange changes
 - Access, development, appropriate intervals
 - Landscape/Architecture design on adjacent parcels
 - Shared use paths along U.S. 15 corridor
 - Design transportation

- Changing + alternating
- What does not building/improving roads do?
- Transit options
- Special entry/gateway points
- Growth areas tied to green infrastructure
- Redevelopment

Journey Through Hollow Ground

(SCENIC BYWAY & VISUAL RESOURCE)

Q1: WHAT ARE THE MAJOR ISSUES THAT FREDERICK COUNTY IS FACING OVER THE NEXT 20 YEARS?

- Proliferation of housing subdivisions and commercial development, especially along Route 15 north of
- Thurmont.
- Billboard blight.
- Unsightly aspects of entrance corridors into Frederick, including signage clutter.

Q2: WHAT PROJECTS, IF IMPLEMENTED, WOULD ADDRESS THESE ISSUES?

- A program to retire existing billboards.
- Tree planting and landscaping projects along major arterials, particularly Route 15 north of Frederick, to buffer existing and new development.
- A bicycle trail paralleling Route 15, attractively landscaped.
- Stricter signage ordinance and coordinated way of finding.

Q3: WHAT POLICIES, IF IMPLEMENTED, WOULD ADDRESS THESE ISSUES?

- Development of design guidelines on new commercial and residential development
- Development and implementation of stricter tree planting and landscaping requirements for new development.
- Development and implementation of a corridor long Sesquicentennial Legacy Project landscaping plan.
- Stricter cell tower regulations and citing.

Q4: WHAT ROLE CAN THIS BODY HAVE IN IMPLEMENTING THE ABOVE RECOMMENDATIONS?

- The Advisory Council can take a leadership role in demonstrating the importance of scenic resources to Frederick County and advocating for design guidelines, stronger landscaping requirements, tree planting, stronger signage regulation, coordinated way OF finding, and context sensitive solutions to transportation issues.
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Q5: DESCRIBE TWENTY YEARS FROM NOW . . .

Fill in the blank with each of these planning issues:

Housing and neighborhoods

- Attractive, clustered development with ample open space, buffered from major roadways and sensitively located relative to natural, scenic, and cultural resources.

Land use/growth

- Growth and development restricted to designate urban service areas, with ample land reserved for open space, parks, agriculture, forestry, and wildlife habitat.

Economic development/character

- Business and industry located in existing centers of development; eco-friendly businesses that do not pollute or blight the environment.

Transportation

- Attractive roadways that reflect context-sensitive responses to landscape and community; emphasis on multi-modality with a new system of bicycle and pedestrian trails throughout the County, including a bicycle trail paralleling Route 15.

Community facilities (schools, libraries, water/sewer)

- State-of-the-art LEED-certified schools and libraries to accommodate all citizens; clean water; Best Management Practices required for treatment of storm water.

Open space and the environment

- Well-defined and ample open space accessible to all; development that respects the environment and limits new buildings to clustered locations; new initiatives in “green” development.

Quality of life

- The community’s heritage and the agrarian industry should not only be respected, but protected as both historic and natural resources which serve as fiscally vital elements of the county’s economy and quality of life.

FOCUS GROUP THEME SUMMARY

Focus Group Theme Summary

Agriculture

Economy (Commercial, Retail, Jobs)

Cooperative spirit, keep citizens interested in Frederick Fair	Agricultural Business Council
Unique location; agricultural land with proximity to metro areas Economic stability	Agricultural Business Council
Keeping agriculture a viable industry, support agricultural education, local agricultural careers easier to start new business, more use of local products	Agricultural Business Council
Infrastructure to make the Frederick Fair a continuing event (water, sewer, roads, rv hook-ups)	Agricultural Business Council
Economics of farming	Pomona Grange & Farm Bureau
Maintain flexibility, consideration of changes to Ag. Retail Agriculture	Pomona Grange & Farm Bureau

Environment (Forest, Water, Air)

Agricultural Preservation more weight to riverfront property and forested	Monocacy River Scenic Board
Farmland preservation criteria review – increase priority for more quality farms – review of timberland	Pomona Grange & Farm Bureau

Historic Preservation

The community's heritage and the agrarian industry should not only be respected, but protected as both historic and natural resources which serve as fiscally vital elements of the county's economy and quality	Scenic Byways / Heritage Areas
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Land Use / Zoning

Agricultural roots in County, good mix of agriculture & development	Agricultural Business Council
Increase effort on Agricultural Preservation, Transfer Development Rights, pick Priority Preservation Areas, include smaller parcels.	Monocacy River Scenic Board
Provide retail options for wineries located in RC (GC).	Open House
Agricultural land should be used for Agricultural purposes, not for Industrial uses.	Open House
Make sure policies don't discourage opportunities zoning use tables, etc. agro-tourism, etc.	Pomona Grange & Farm Bureau

Quality of Life

Born and raised - since 1800's, farming opportunities	Agricultural Preservation Advisory Board
Agrarian Foundation, proximity to major metro areas, health care, jobs, culture, economic opportunities	Agricultural Preservation Advisory Board

Recreation

Adaptive reuse of no-longer viable agricultural parcels	National Park Service
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Visual Resources & Open Space

Agriculture, open space	Parks & Recreation Commission
Open spaces, farm areas	Agricultural Business Council
Funding for land preservation	Pomona Grange & Farm Bureau
Ag reserves along U.S. 15	Scenic Byways / Heritage Areas

Water & Sewer (Infra)

Right-to-Farm, complaints from non-farmers water supply, land supply	Pomona Grange & Farm Bureau
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No Second Theme

Progressive and proactive restrictions (fees, lack of regulations, lack of space to do value –added agriculture, lack of supply of agricultural products to fill the demand	Agricultural Business Council
Preserving agricultural lands through strong agricultural economies.	National Park Service

Educate/promote sustainable agriculture	<i>Scenic Byways / Heritage Areas</i>
Loss of agricultural suppliers: industries: operators, services, small towns controlling growth	<i>Agricultural Business Council</i>
Need to minimize loss of farmland, funding for farm preservation, farm lots, cluster provisions will preserve integrity of farms, cut down on size of agricultural lots	<i>Agricultural Business Council</i>
Lessen restrictions of agriculture land to promote agricultural businesses (abbreviated site plan review)	<i>Agricultural Business Council</i>
Policies to lighten regulations to keep agricultural products viable and marketable	<i>Agricultural Business Council</i>
Educate local staff and officials of agricultural uses, example: greenhouse	<i>Agricultural Business Council</i>
Ahead of rest of State in agriculture; organization	<i>Agricultural Business Council</i>
Continue to support Agricultural Land Preservation.	<i>Open House</i>
More points for agricultural parcel preservation ranking if parcel is adjacent to or visible from a NPS unit	<i>National Park Service</i>
Priority Preservation Preserve “Farmers as well as land”	<i>Agricultural Preservation Advisory Board</i>
Tax incentive for main dwelling on preserved farms and other tax incentives	<i>Agricultural Preservation Advisory Board</i>
Implementation of reasonable policies to maximize economic opportunities for profitable agriculture	<i>Agricultural Preservation Advisory Board</i>
Funding, funding, funding – openness to definition of agriculture	<i>Agricultural Preservation Advisory Board</i>
Money and interest from farmers	<i>Agricultural Preservation Advisory Board</i>
Funding availability, flexibility for Ag opportunity; market development; public policy, don’t be self-defeating	<i>Agricultural Preservation Advisory Board</i>
Availability of land to preserve affordability both for farmer to buy and preserve	<i>Agricultural Preservation Advisory Board</i>
Increased funding for Agricultural Preservation.	<i>Open House</i>
Use extra funds/preservation money to support existing farms → New England State example	<i>Pomona Grange & Farm Bureau</i>
Great Frederick Fair, agriculture	<i>Agricultural Business Council</i>
Agricultural lands (farms, orchards, dairies, vineyards, etc.) are preserved through stable agricultural economies.	<i>National Park Service</i>
4th generation farming, opportunities for children farming or other diverse culture	<i>Pomona Grange & Farm Bureau</i>
Dairy farms	<i>Commission on Aging</i>
Agriculture – land values make it difficult to buy farmland	<i>Pomona Grange & Farm Bureau</i>
Require increased impact fees or associated fees for developing prime/good Ag soils/farmland	<i>Pomona Grange & Farm Bureau</i>
County purchase easements on farms for sale rather than another purchaser	<i>Pomona Grange & Farm Bureau</i>
Maximize utility of Priority preservation program	<i>National Park Service</i>
Agricultural lands	<i>Commission on Aging</i>
County purchase development rights on farms for sale	<i>Pomona Grange & Farm Bureau</i>
More ag education would increase agriculture	<i>Pomona Grange & Farm Bureau</i>
Farmland preservation	<i>Pomona Grange & Farm Bureau</i>
Loss of farmland	<i>Pomona Grange & Farm Bureau</i>

Community Facilities / Safety

Human Services

Providing more locations throughout County – library/senior center	<i>Commission on Aging</i>
Education about Countywide citizen benefits of education system. Not just a benefit to school age families.	<i>Parent Teachers Association Council</i>

One stop shop – providing service in one location – senior center/library co – location.

Commission on Aging

Life long education

Commission on Aging

Land Use / Zoning

Separation of public facility req. through PUD → no shared entrance

Parent Teachers Association Council

Close APFO loophole (2 year) Tuscarora Elementary ex.

Parent Teachers Association Council

Fire & Rescue - APFO

Parent Teachers Association Council

Sitting/land should be useable – drives up infrastructure costs

Parent Teachers Association Council

Recreation

require parkland in developments, park – school sites

Pomona Grange & Farm Bureau

A Regional Park in the Brunswick Region which is accessible to those residents since they will be baring the burden of increased growth for that part of the county.

Open House

Continue multi-purpose use concept □ - Specifically schools/parks, □ - Adds to community spirit

Parent Teachers Association Council

Need to display existing Special Park, Community Park, Water & Wastewater Treatment Plants and the new Municipal Center (which houses Community Rooms, Sheriff's Deputy, etc) for the Town of Myersville!!

Open House

Transportation

Neighborhood schools, New trend, Lower transportation costs

Parent Teachers Association Council

Waste Management / Utilities

Model school blueprint, opportunity for re-cycling

Pomona Grange & Farm Bureau

Water & Sewer (Infra)

Community facilities (schools, libraries, water/sewer)

Scenic Byways / Heritage Areas

No Second Theme

Aging schools - facilities

Parent Teachers Association Council

Siting of government facilities within existing development

FACT

Childcare/schools integrated with mixed use

FACT

Should show the new library in Thurmont.

Open House

Need to display “proposed” library in the Town of Myersville (since land has been officially dedicated)!!

Open House

Redistricting schools, overcrowded schools

Agricultural Business Council

Convenience of Facilities

Parks & Recreation Commission

Sense of community, educational opportunities

Agricultural Business Council

Split feeder – no continuity

Parent Teachers Association Council

Good schools - public

Parent Teachers Association Council

Separate lists for renovation req.'s and new facilities □ - Education tool □ - Dedicated revenue source for renovations

Parent Teachers Association Council

Quality of education facilities

Commission on Aging

Overall safety relative to other counties in state

Advocates for Homeless Families

Underestimating school capacity/infrastructure needs.

Advocates for Homeless Families

Schools (overcrowded)

Pomona Grange & Farm Bureau

School location in Urbana Region in an Ag area

Pomona Grange & Farm Bureau

Overcrowded schools, money to non-essential

Pomona Grange & Farm Bureau

schools	<i>Pomona Grange & Farm Bureau</i>
Opportunity to save money on school construction	<i>Pomona Grange & Farm Bureau</i>
Continue quality construction	<i>Parent Teachers Association Council</i>
Educate about benefit/cost of high quality construction. Better off with high quality. Life cycle costs.	<i>Parent Teachers Association Council</i>
Providing adequate public safety resources to restrain illegal drug use and other criminal activities.	<i>National Park Service</i>
More uniformity in the design of schools could avoid high production costs.	<i>National Park Service</i>
Impact fees are not geographically located	<i>Parent Teachers Association Council</i>
Schools and parks hold joint curriculum based overnight education programs in all grades.	<i>National Park Service</i>
Large schools – redistricting constant shifting	<i>Parent Teachers Association Council</i>
Lower unit/acre ratio for public facility requirements. Need more AC units.	<i>Parent Teachers Association Council</i>
Quality of schools	<i>Friends of Frederick County</i>
Inequity in school quality between rural/urban areas.	<i>Friends of Frederick County</i>
Children have adequate resources for field trips and transportation.	<i>National Park Service</i>
Must be overcrowded to get on list for improvements. Constantly playing catch-up. Not pro-active	<i>Parent Teachers Association Council</i>
Should be a neighborhood of students school base	<i>Parent Teachers Association Council</i>
Affordable housing a talking point; Board of Education isn't – they get the money. Where do we draw the line with education? Impact fees to educate needs accountability.	<i>Affordable Housing Council</i>
Schools – 30 – 35 kids in a trailer embarrassing	<i>Affordable Housing Council</i>
Still adapting to full day kindergarten	<i>Parent Teachers Association Council</i>
Maintain current school sizes□ - No larger	<i>Parent Teachers Association Council</i>
Balance growth with providing public facilities□ - Concurrency requirement	<i>Parent Teachers Association Council</i>
Funding (minimal from state; ↑ local money)□ - impact fees only go to new seats□ - facilities aging	<i>Parent Teachers Association Council</i>

Design

Historic Preservation

New develop/design not integrating with historic/fabric of existing communities	<i>Friends of Frederick County</i>
Mix of old and new	<i>Affordable Housing Council</i>

Land Use / Zoning

Allow multiple buildings on single building	<i>Business Development Advisory Committee</i>
Promote and be aware of “aging in place concept”	<i>Commission on Disabilities</i>
Build up or down, not out	<i>Agricultural Business Council</i>
Need to live close to work & design with nature in mind	<i>Friends of Frederick County</i>

Municipal / Regional Issues

Municipal adoption of design guidelines (designed cooperatively)	<i>Scenic Byways / Heritage Areas</i>
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Recreation

More trees for newer + existing parks - provide shade.	<i>Open House</i>
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Transportation

Safe routes to school – work with Board of Education and schools	<i>Bikeways & Trails Groups</i>
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Design and architecture on industrial parkway	<i>Scenic Byways / Heritage Areas</i>
TOD Brunswick	<i>Transportaion Service Advisory Council (TSAC)</i>
Walkable community/walking paths, trails targeted to senior security	<i>Commission on Aging</i>
TOD Frederick City	<i>Transportaion Service Advisory Council (TSAC)</i>
Office of Economic Development formalize Main Street program recommendations	<i>Scenic Byways / Heritage Areas</i>
Land use/transportation connection	<i>Open House</i>
Look at accessibility to stops (specifically regular routes to identify spots where regular routes could replace transit-plus service if barriers were remove)	<i>Commission on Disabilities</i>
Attractive roadways that reflect context-sensitive responses to landscape and community; emphasis on multi-modality with a new system of bicycle and pedestrian trails throughout the County, including a bicycle trail paralleling Route 15.	<i>Scenic Byways / Heritage Areas</i>
Design/construction of roads inconsistent, not bike friendly. Apply bike standards to all roads.	<i>Bikeways & Trails Groups</i>
Discontinuous shoulders, sidewalks	<i>Bikeways & Trails Groups</i>
No cul-de-sacs – interconnect streets to provide bike access	<i>Bikeways & Trails Groups</i>
Downtown Frederick with bike lanes, auto restricted	<i>Bikeways & Trails Groups</i>
TOD Monocacy MARC	<i>Transportaion Service Advisory Council (TSAC)</i>
Tree cover for parking lots	<i>Monocacy River Scenic Board</i>
Narrow roads, acknowledging pickup needs	<i>Solid Waste Advisory Council</i>
On-street parking management	<i>Solid Waste Advisory Council</i>
Be wary of private road standards	<i>Solid Waste Advisory Council</i>
Neighborhoods are walkable and bikable and connected by trails and greenways	<i>National Park Service</i>
If we encourage biking, need to provide place – racks and signage	<i>Bikeways & Trails Groups</i>
Unsightly aspects of entrance corridors into Frederick, including signage clutter.	<i>Scenic Byways / Heritage Areas</i>
Tree planting and landscaping projects along major arterials, particularly Route 15 north of Frederick, to buffer existing and new development.	<i>Scenic Byways / Heritage Areas</i>
Cul-de-sacs – have paths between	<i>Bikeways & Trails Groups</i>

Visual Resources & Open Space

Development and implementation of stricter tree planting and landscaping requirements for new development.	<i>Scenic Byways / Heritage Areas</i>
Development and implementation of a corridor long Sesquicentennial Legacy Project landscaping plan.	<i>Scenic Byways / Heritage Areas</i>
The Advisory Council can take a leadership role in demonstrating the importance of scenic resources to Frederick County and advocating for design guidelines, stronger landscaping requirements, tree planting, stronger signage regulation, coordinated wayfin	<i>Scenic Byways / Heritage Areas</i>

Waste Management / Utilities

Creative code/design	<i>Solid Waste Advisory Council</i>
Siting/storage for developments – residential/commercial	<i>Solid Waste Advisory Council</i>
Feasibility/planning of pickup for multi-unit development. Example - space for waste/recycling (residential and commercial)	<i>Solid Waste Advisory Council</i>
Waste management/pick up in alleys (appropriate curb radii).	<i>Solid Waste Advisory Council</i>
Design in all types of land uses	<i>Solid Waste Advisory Council</i>

Water & Sewer (Infra)

State-of-the-art LEED-certified schools and libraries to accommodate all citizens; clean water; Best Management Practices required for treatment of stormwater.	<i>Scenic Byways / Heritage Areas</i>
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No Second Theme

Ramp space in garage	<i>Commission on Disabilities</i>
Encourage concept of “visitability”, e.g. ramps, grab bars, adequate widths, see MD State Task force for examples	<i>Commission on Disabilities</i>
More low impact development implementation countywide	<i>Monocacy River Scenic Board</i>
Mechanisms that support good design (design review)	<i>Affordable Housing Council</i>
Flexible design standards/design	<i>Affordable Housing Council</i>
Unique quality of downtown feels “small” (buildings/	<i>Affordable Housing Council</i>
Better design criteria for new construction	<i>Historic Preservation Commission</i>
Traditional neighborhood designs connect streets, houses front onto streets	<i>Historic Preservation Commission</i>
Clarify optional vs required number of accessible/visitable units	<i>Commission on Disabilities</i>
Tax credits for the development of accessible units/facilities	<i>Commission on Disabilities</i>
Use access board references for design and updates to code (in addition to ADA & MD accessibility code)	<i>Commission on Disabilities</i>
Promote sidewalk width (5’+) to accommodate 2 wheel chairs (not just passing zones)	<i>Commission on Disabilities</i>
Space for grab bars in halls	<i>Commission on Disabilities</i>
Community facilities should serve all persons equally	<i>Commission on Disabilities</i>
Economic development – accessibility sells	<i>Commission on Disabilities</i>
City of Frederick needs to be more disabled friendly	<i>Commission on Disabilities</i>
Low impact development	<i>Monocacy River Scenic Board</i>
User friendly – good layout/design of cities	<i>Advocates for Homeless Families</i>
Accessibility to all types of land uses (residential, commercial, community)	<i>Commission on Disabilities</i>
Need to design up front to avoid costly retrofits	<i>Commission on Disabilities</i>
Need to review design before things are built	<i>Commission on Disabilities</i>
Curb cuts should be in both directions as opposed to shared corner ramp	<i>Commission on Disabilities</i>
24/7 facility (allows for 24/7 pickup)	<i>Solid Waste Advisory Council</i>
See “Building a True Community” Jan. 2001	<i>Commission on Disabilities</i>
Slope of lots / entrances	<i>Commission on Disabilities</i>
More emphasis on quality design concepts in the Comprehensive Plan (beyond density)	<i>Open House</i>
Provide information or contact information for remodel or changes to residences allowing aging in place – grab bars etc.	<i>Commission on Aging</i>
Open space – It would make our community prettier, cooler and more environmentally sound if we could plant more trees in all parking areas plus a shady place to park bikes. Green space with trees and walk/bikeway through middle.	<i>Open House</i>
Development of design guidelines on new commercial and residential development	<i>Scenic Byways / Heritage Areas</i>
Context sensitive design solutions	<i>Scenic Byways / Heritage Areas</i>
Design guidelines	<i>Scenic Byways / Heritage Areas</i>
Landscape/Architecture design on adjacent parcels	<i>Scenic Byways / Heritage Areas</i>
Accessibility for single family and mixed use communities	<i>Commission on Disabilities</i>
Keep community design in mind – don’t need any more Riversides.	<i>Open House</i>

Building a “complete community”	<i>Commission on Disabilities</i>
Special entry/gateway points	<i>Scenic Byways / Heritage Areas</i>
Know what to look for”	<i>Commission on Disabilities</i>
Accessibility/audit training for staff (planners, site plan reviewers, & inspectors)	<i>Commission on Disabilities</i>
Be user friendly in design (objective)	<i>Commission on Disabilities</i>
Good examples??? Columbia; Reston; Kentlands; Orlando (not just Mickey...); Research triangle (NC)	<i>Business Development Advisory Committee</i>
Space for elevators	<i>Commission on Disabilities</i>
Incentives for creating number or percentage of accessible housing units (note these are in demand)	<i>Commission on Disabilities</i>
Building access, parking	<i>Commission on Disabilities</i>
Make it easier for developers to build accessible and not segregated housing	<i>Commission on Disabilities</i>
Archeology Review should be incorporated in Ordinance	<i>Historic Preservation Commission</i>

Economy (Commercial, Retail, Jobs)

Agriculture

Mix of multiple business opportunities; agriculture, biotech manufacturing, advanced technology	<i>Agricultural Business Council</i>
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Design

Business and industry located in existing centers of development; eco-friendly businesses that do not pollute or blight the environment.	<i>Scenic Byways / Heritage Areas</i>
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Growth (Demographics)

Increase commercial business, slow housing growth to catch up on schools and roads	<i>Agricultural Business Council</i>
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Housing

Economic disparity overall – housing, gas, health insurance	<i>Advocates for Homeless Families</i>
Housing and employment have not kept same pace	<i>Advocates for Homeless Families</i>

Human Services

Opportunities for kids to volunteer and work	<i>Parent Teachers Association Council</i>
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Land Use / Zoning

APFO changes difficult on some businesses	<i>FACT</i>
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Transportation

Commercial business use options on gravel road.	<i>Open House</i>
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No Second Theme

Cost of living – food, transport, medicine	<i>Commission on Aging</i>
County lost control – need to provide the jobs here to support communities	<i>Advocates for Homeless Families</i>
Job training	<i>Commission on Aging</i>
Available space is lacking	<i>Business Development Advisory Committee</i>
Employers to Frederick	<i>FACT</i>
Anticipate job growth mixed income	<i>FACT</i>
Business friendly opportunities – permitting streamline	<i>FACT</i>
Diversification between and within industries	<i>Agricultural Business Council</i>
Positive work force, work ethic and education	<i>Agricultural Business Council</i>

Diversity in industries; economic stability; withstand	<i>Agricultural Business Council</i>
Economic development/character	<i>Scenic Byways / Heritage Areas</i>
Economic stagnation	<i>Friends of Frederick County</i>
Thriving – diverse industry/commerce	<i>Affordable Housing Council</i>
Diversity of industry is unique	<i>Business Development Advisory Committee</i>
Need more jobs here!	<i>Advocates for Homeless Families</i>
Capture local arts \$	<i>Business Development Advisory Committee</i>
County/municipal cooperation in terms of E.D.	<i>Business Development Advisory Committee</i>
Need dialogue with new businesses	<i>Affordable Housing Council</i>
Enough jobs exist within the county that out of county commuters are a minority.	<i>National Park Service</i>
Small town centers are vibrant economic engines.	<i>National Park Service</i>
Additional commercial areas	<i>Pomona Grange & Farm Bureau</i>
Higher economic sectors	<i>Pomona Grange & Farm Bureau</i>
Lack of mid-sized performance venue (700 – 2,000 seats)	<i>Business Development Advisory Committee</i>
Diverse economy → needs are various – difficult to pinpoint	<i>Business Development Advisory Committee</i>

Environment (Forest, Water, Air)

Agriculture

Preserve forests, agriculture	<i>Monocacy River Scenic Board</i>
Municipal greenbelts	<i>Monocacy River Scenic Board</i>

Community Facilities / Safety

Schools and parks work together through curriculum and Standards of Learning to bring Children into Nature and reduce childhood obesity and diseases.	<i>National Park Service</i>
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Historic Preservation

Natural and cultural resources are fully inventoried, monitored and protected.	<i>National Park Service</i>
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Land Use / Zoning

Growth areas tied to green infrastructure	<i>Scenic Byways / Heritage Areas</i>
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Municipal / Regional Issues

Buffers between Municipalities	<i>Scenic Byways / Heritage Areas</i>
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Recreation

Prevent fragmentation	<i>Parks & Recreation Commission</i>
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Visual Resources & Open Space

Aggressive implementation of Monocacy greenway/park/easements. Closer look at feasibility, liability impacts, how to achieve, how much encroachment?	<i>Monocacy River Scenic Board</i>
Extra level of guidance, buffer, or protection around NPS units	<i>National Park Service</i>
Scenic River – uses - Monocacy	<i>Commission on Aging</i>

Water & Sewer (Infra)

Stormwater is held on-site and run-off is minimized so that stream channels and aquatic life are not impacted.	<i>National Park Service</i>
Water quality	<i>Parks & Recreation Commission</i>

No Second Theme

Wild life preservation	<i>Parks & Recreation Commission</i>
Protecting steep slopes and ridgelines from overdevelopment	<i>National Park Service</i>
Preserving wildlife corridors in Frederick County. NPS units are already existing corridors or nodes, maximize connections, look at Stream buffer ordinance example and flood plain protections	<i>National Park Service</i>
Protecting headwaters, wellheads, floodplains and wetlands above minimum federal standards	<i>National Park Service</i>
All headwaters, wellhead, floodplains, and wetlands are protected to from environmental degradation by greater than federal standards.	<i>National Park Service</i>
Lack of respect for the land	<i>Pomona Grange & Farm Bureau</i>
Educate public on conservation benefits	<i>Pomona Grange & Farm Bureau</i>
Pollution in general	<i>Friends of Frederick County</i>
Potomac River, Monocacy River, Natural Resources – Forests	<i>Parks & Recreation Commission</i>
Species and habitat protection	<i>National Park Service</i>
Saving forest	<i>Parks & Recreation Commission</i>
Invasive species issue	<i>Parks & Recreation Commission</i>
Monocacy River protection/watershed protection	<i>Friends of Frederick County</i>
Development pushing out our wildlife – need more protection	<i>Friends of Frederick County</i>
270 NPS Coordination	<i>FACT</i>
Conservation easements – not just agriculture. Start in Monocacy	<i>Monocacy River Scenic Board</i>
Green hubs and connections	<i>Monocacy River Scenic Board</i>
Wildlife corridors	<i>Monocacy River Scenic Board</i>
Adopt action items in Monocacy Scenic River Study & Management Plan.	<i>Monocacy River Scenic Board</i>
Support for stream corridor buffers.	<i>Open House</i>
Reforestation	<i>Parks & Recreation Commission</i>

Growth (Demographics)

Community Facilities / Safety

Sign. Number of amenities/services for population size	<i>Affordable Housing Council</i>
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No Second Theme

Over population, families split two people working changing family structure, kids too often away from parents.	<i>Pomona Grange & Farm Bureau</i>
Stop going wild with population have parents in control	<i>Pomona Grange & Farm Bureau</i>
Slowing home growth – better balance between jobs/homes	<i>Parent Teachers Association Council</i>
Too many people	<i>Pomona Grange & Farm Bureau</i>
Aging population – how to capture benefits of those folks living in Frederick County.	<i>Business Development Advisory Committee</i>
Slowing Growth to fit existing infrastructure	<i>Roads Board</i>
Coping with urban growth without compromising the character of our communities	<i>Affordable Housing Council</i>
Allowing growth without supporting infrastructure and funding it.	<i>Friends of Frederick County</i>
Too much growth	<i>Pomona Grange & Farm Bureau</i>

Watch shifting of lines	<i>FACT</i>
Demographic trends (don't underestimate)	<i>FACT</i>
Aging demographics	<i>FACT</i>
Is population projection driving growth vs. planning for what can be supported with infrastructure	<i>Friends of Frederick County</i>
Poor planning – development outpaces infrastructure	<i>Advocates for Homeless Families</i>
How to learn from Montgomery County and take the good things	<i>Advocates for Homeless Families</i>
Compare Frederick County to Stafford/Prince William/Fredericksburg area (rural counties) rather than Montgomery County all of the time – more “like” Frederick in proximity to metro areas.	<i>Advocates for Homeless Families</i>
Roads, schools, jobs, population	<i>Pomona Grange & Farm Bureau</i>
Aging Demographic	<i>Parks & Recreation Commission</i>

Historic Preservation

Agriculture

Work agriculture and historic preservation programs more closely	<i>Historic Preservation Commission</i>
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Land Use / Zoning

Code enforcement staff education re: historic sites	<i>Historic Preservation Commission</i>
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Recreation

Including Journey through Hallowed Ground National Heritage area designation into policy and/or decision tools	<i>National Park Service</i>
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Visual Resources & Open Space

Loss of buildings, viewsheds, landscapes, archeological sites	<i>Historic Preservation Commission</i>
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No Second Theme

Consider County purchase of archeology sites, also easements, viewsheds	<i>Historic Preservation Commission</i>
Relationship of history to present	<i>Agricultural Business Council</i>
Lack of awareness of what is historic	<i>Historic Preservation Commission</i>
Return on investment study	<i>Historic Preservation Commission</i>
Archeology protection	<i>Monocacy River Scenic Board</i>
Development – loss of historic site	<i>Historic Preservation Commission</i>
County-owned properties should be models of preservation	<i>Historic Preservation Commission</i>
County provide incentives for historic preservation	<i>Historic Preservation Commission</i>
County loan program to support fixing historic buildings	<i>Historic Preservation Commission</i>
Coordinate all County programs re: land/agriculture preservation that can support goals of historic preservation	<i>Historic Preservation Commission</i>
Cultural/Historic Resources	<i>Parks & Recreation Commission</i>
Teeth in Ordinance!	<i>Historic Preservation Commission</i>
Establish archeological and standing review procedures structure	<i>Historic Preservation Commission</i>
Vibrant historic district	<i>Advocates for Homeless Families</i>
Emergency historic preservation loan fund to aid owners with deteriorating historic properties	<i>Historic Preservation Commission</i>
Tourism benefits of historic preservation should be better recognized	<i>Historic Preservation Commission</i>

Update guidelines to address new methods and products	<i>Historic Preservation Commission</i>
History in area/cultural opportunity – music – arts - drama	<i>Commission on Aging</i>
Historic residence are valued	<i>Affordable Housing Council</i>
County agencies do not view Historic Preservation Commission as a partner/not important	<i>Historic Preservation Commission</i>
Historic Preservation Commission members go to communities with staff to educate	<i>Historic Preservation Commission</i>
Education about historic preservation	<i>Historic Preservation Commission</i>
Lack of regulatory tools	<i>Historic Preservation Commission</i>
Maintain historic preservation as a priority	<i>Historic Preservation Commission</i>
Preserve historic & cultural resources	<i>Pomona Grange & Farm Bureau</i>
Historic Preservation Commission become stronger partner in County processes	<i>Historic Preservation Commission</i>
Education outreach, tourism	<i>Pomona Grange & Farm Bureau</i>
Finish historic district manual and take to communities	<i>Historic Preservation Commission</i>
Historic Preservation Commission meet with other County boards	<i>Historic Preservation Commission</i>
Loss of cultural identity	<i>Historic Preservation Commission</i>
Putting incentives for historic preservation in processes – density bonus	<i>Historic Preservation Commission</i>
Include Historic Preservation Commission in development review process	<i>Historic Preservation Commission</i>
Renew project to produce historic inventory book	<i>Historic Preservation Commission</i>
Require development potential evaluation of historic properties	<i>Historic Preservation Commission</i>
Increase designations to County Register	<i>Historic Preservation Commission</i>
Implementing the Journey through Hallowed Ground National Heritage Area concept	<i>National Park Service</i>
Historic Preservation Commission attend more educational training events	<i>Historic Preservation Commission</i>
Potential for historic districts eroding	<i>Historic Preservation Commission</i>

Housing

Design

Housing – cottages?	<i>FACT</i>
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Economy (Commercial, Retail, Jobs)

Commercial linkage program: □ - New industry pays for new employees they bring. □ - Employer assistance program (house keys for employees)	<i>Affordable Housing Council</i>
Needs to be a link between jobs in or and housing supply	<i>Affordable Housing Council</i>

Land Use / Zoning

Age restricted housing in out of the way places does not encourage options or aging in place it also does not allow for younger disabled folks to live in such a community	<i>Commission on Disabilities</i>
Affordable Housing (trailer parks in Agriculture)	<i>Parks & Recreation Commission</i>

No Second Theme

Need alternative housing arrangements for affordability/sustainability	<i>Affordable Housing Council</i>
Providing housing for our employees	<i>Affordable Housing Council</i>
Affordability attracts people – then demand exceeds supply – perpetual issue to deal with	<i>Affordable Housing Council</i>
Need more affordable housing	<i>Advocates for Homeless Families</i>

Exceptions given for affordable housing projects to waive fees for construction	<i>Advocates for Homeless Families</i>
Regulatory barriers and fees for affordable housing	<i>Affordable Housing Council</i>
Gaining political support to expand affordable housing.	<i>Affordable Housing Council</i>
Where is the money going to come from? Affordable housing cut when times tighter.	<i>Affordable Housing Council</i>
Affordable housing – costs relative to income	<i>Affordable Housing Council</i>
Landlords raising rent cause they bought high (average Section 8 payment \$1100/month = 2/3 of rent – rents are high.	<i>Advocates for Homeless Families</i>
Affordable housing	<i>FACT</i>
Need rental housing	<i>Advocates for Homeless Families</i>
Only developers that live here can build here – long-term investment	<i>Advocates for Homeless Families</i>
Fast track permitting and building fee waivers for affordable housing	<i>Affordable Housing Council</i>
Council has opportunity to break down rental stigma/perceptions	<i>Affordable Housing Council</i>
Expanding on counseling for new buyers	<i>Affordable Housing Council</i>
Support realistic values for housing	<i>Affordable Housing Council</i>
Moderately price dwelling unit program is good	<i>Commission on Disabilities</i>
Number of dwelling units/year limits	<i>Parent Teachers Association Council</i>
Need for more affordable housing (employees!)	<i>Business Development Advisory Committee</i>
Afford close to work housing?	<i>Business Development Advisory Committee</i>
Be proactive @ foreclosures	<i>Affordable Housing Council</i>
Dedicated revenue source for affordable housing	<i>Affordable Housing Council</i>
Evaluating existing regulations (accessory apartments/dwelling units/mobile/modular)	<i>Affordable Housing Council</i>
Build more mixed-income housing	<i>Affordable Housing Council</i>
Penny for affordable housing (Virginia) tax increment financing	<i>Affordable Housing Council</i>
Negative perception – rentals/Section 8	<i>Affordable Housing Council</i>
Bias towards home ownership	<i>Affordable Housing Council</i>
Affordable Housing – seniors with fixed income, establishing a definition of affordable housing considering seniors. County policy or formal definition. How do we address without definition?	<i>Commission on Aging</i>
Housing on smaller scale – location close to services (food/transport) as transition between assisted living and retirement.	<i>Commission on Aging</i>
Tax relief for seniors in County to address affordability issues.	<i>Commission on Aging</i>
Need for affordable housing – commuting large distances for jobs, can't afford to live in Frederick County	<i>Agricultural Business Council</i>
Cost of housing	<i>Pomona Grange & Farm Bureau</i>
Develop Single Room Occupancy (SRO's)/Senior housing/Community land trusts to meet the need	<i>Affordable Housing Council</i>
How does Frederick County use its resources to provide housing for Frederick County residents? (rather than attracting new people before we can provide for those here)	<i>Affordable Housing Council</i>

Human Services

Community Facilities / Safety

Emergency service informed and educated/trained in senior/geriatric medical issues	<i>Commission on Aging</i>
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Economy (Commercial, Retail, Jobs)

Balance between volunteer opportunity and need for income

Commission on Aging

Housing

Integrating people with disabilities into community when they have very limited/fixed incomes

Affordable Housing Council

Land Use / Zoning

Community options – need options other than nursing home / assisted living type placement e.g. integrated residential units with physical access and easy access to community amenities, again do not want to be segregated

Commission on Disabilities

Transportation

Locale medical facility in central or better dispersed locations for access by seniors

Commission on Aging

No Second Theme

Provide a safe, year round shelter and all of the nonprofits and agencies can pool resources to make it happen. (Could keep track of individual/families better that way).

Advocates for Homeless Families

Compassionate citizens that volunteer for those in need

Advocates for Homeless Families

We don't have a year round shelter for our homeless here.

Advocates for Homeless Families

Single Room Occupancy (SRO) could help!

Advocates for Homeless Families

Homelessness Prevention/Eviction Prep/Education at the front-end

Advocates for Homeless Families

On-site ambulance for nursing homes, assisted living, etc.

Commission on Aging

Care facilities → 5k to 60K

Business Development Advisory Committee

Role of Commission on aging in providing solutions

Commission on Aging

ARC – assisted living housing should be located near service

Commission on Aging

Provide for assisted living facility similar to Carroll County – smaller facility and larger facility

Commission on Aging

Provide opportunity for lifelong learning

Commission on Aging

Loss of medical providers – regionally and nationally

Commission on Aging

Regional/community view for providing service

Commission on Aging

Disaster Plan that considers older adults – oxygen users/transportation services to them during emergency/provide information to them (individual disaster plan)

Commission on Aging

Senior centers are well sited

Commission on Aging

County nursing home and assisted living for lower income individuals. Level of funding for human services remain.

Commission on Aging

Target or provide for services for the aging population.

Commission on Aging

Government is a caring government – takes care of people

Affordable Housing Council

Need for medical services on south side of Frederick

Business Development Advisory Committee

Encourage affordable & accessible housing opportunities beyond Section 8 requirements (overcoming waiting list & age restrictions, voucher use, balancing Medicaid dollars)

Commission on Disabilities

Limited HAS – accessible – for developmentally disabled and other populations – also accessibility to programs/assistance

Affordable Housing Council

Quality of medical care

Affordable Housing Council

Land Use / Zoning

Agriculture

Land and Agriculture - diversity

Pomona Grange & Farm Bureau

Community Facilities / Safety

Outlying areas don't have services Frederick does

Advocates for Homeless Families

Economy (Commercial, Retail, Jobs)

Need for a business friendly environment□- Permits & Review (fees), Planning & Zoning – overworked staff or under-staffed?□- Poor customer service in County Agencies

Agricultural Business Council

Growth (Demographics)

Infrastructure & development

Friends of Frederick County

Historic Preservation

Upgrade Hansen system

Historic Preservation Commission

Housing

Ability to move within community

Commission on Disabilities

Proactive approach, need to look at other jurisdictions, need to change ways we grow T.D.R.'s affordable housing

Pomona Grange & Farm Bureau

Mixed Use

Better link between residential construction and public facilities

Pomona Grange & Farm Bureau

Municipal / Regional Issues

Look at Carroll County, regarding setbacks and dedicate easement for new lots

Monocacy River Scenic Board

Other

Action by BOCC can solve money, land issues.

Advocates for Homeless Families

Transportation

Stricter signage ordinance and coordinated wayfinding.

Scenic Byways / Heritage Areas

Control growth along roads

Roads Board

Review and Consideration of Transit in Site Development

Transportation Service Advisory Council (TSAC)

Visual Resources & Open Space

Growth and development restricted to designated urban service areas, with ample land reserved for open space, parks, agriculture, forestry, and wildlife habitat.

Scenic Byways / Heritage Areas

Attractive, clustered development with ample open space, buffered from major roadways and sensitively located relative to natural, scenic, and cultural resources.

Scenic Byways / Heritage Areas

Overlay zones

Scenic Byways / Heritage Areas

Billboard blight.

Scenic Byways / Heritage Areas

Waste Management / Utilities

East ALCOA property

FACT

Stricter cell tower regulations and citing.

Scenic Byways / Heritage Areas

No Second Theme

Plan age restricted community for transition into housing for ages beyond targeted age group. Transportation, construction of Units

Commission on Aging

Limited resources (\$) for infrastructure. Development has to pay more.

Friends of Frederick County

Sprawl

Friends of Frederick County

Update site plan/subdivision requirements to ensure compliance

Commission on Disabilities

Include accessibility in site plan review

Commission on Disabilities

Code enforcement should be better trained

Historic Preservation Commission

Investigate zoning provision amendments

Historic Preservation Commission

Density

FACT

Quarry re-use	<i>FACT</i>
Encroachment: industrial versus residential dealing with changing environment	<i>Historic Preservation Commission</i>
Seek out future demand for land from various sectors	<i>Business Development Advisory Committee</i>
Top down monitoring of permitting, have standards Best practices in methodology	<i>Agricultural Business Council</i>
Offer cluster provisions, incentives	<i>Agricultural Business Council</i>
Build where we are already building	<i>Bikeways & Trails Groups</i>
Permitting process is not “cookie cutter”, needs reform on unnecessary restrictions	<i>Agricultural Business Council</i>
Turn NIMBY’s into RIMBY’s (right in)	<i>Affordable Housing Council</i>
Difficult to live/work here	<i>Affordable Housing Council</i>
Rural areas forgotten – City of Frederick/urban focus	<i>Advocates for Homeless Families</i>
Frederick County at a crossroads – What does it want to do? Going rural/urban… want to attract business need the services to go along with that.	<i>Advocates for Homeless Families</i>
Variety/individuality of regions and towns	<i>Affordable Housing Council</i>
Pursue more flexibility in regulations (zoning)	<i>Business Development Advisory Committee</i>
Lack of adequate infrastructure serving zoned land = ready!	<i>Business Development Advisory Committee</i>
More compact development – promotes greater density	<i>Historic Preservation Commission</i>
(Tractor supply → General Commercial vs. Limited Industrial)	<i>Business Development Advisory Committee</i>
ORI – expand uses	<i>Business Development Advisory Committee</i>
Granularity of zoning districts	<i>Business Development Advisory Committee</i>
Fort Detrick → County/City need to plan for implications of growth and expansion → ancillary uses and land use “ripple”	<i>Business Development Advisory Committee</i>
Need more Limited Industrial → not geographically concentrated	<i>Business Development Advisory Committee</i>
Consistency in permitting process, get staff on same page	<i>Agricultural Business Council</i>
Limited Industrial → existing or potential infrastructure LI-1, LI-2, LI-3	<i>Business Development Advisory Committee</i>
Euclidean zoning – need flexibility in & change to zoning districts.	<i>Friends of Frederick County</i>
APFO does not protect services	<i>Friends of Frederick County</i>
Relatively undeveloped – distinction between urban and rural	<i>Affordable Housing Council</i>
Opportunity to prevent bad development Urbana	<i>Pomona Grange & Farm Bureau</i>
Remove loopholes/tighten APFO	<i>Parent Teachers Association Council</i>
Timing of APFO □ - Retest (10 years) □ - Limitations on P.U.D. over 2000 units	<i>Parent Teachers Association Council</i>
Municipalities adopt APFO	<i>Parent Teachers Association Council</i>
Incentive zoning	<i>Parks & Recreation Commission</i>
Transfer of development rights	<i>Parks & Recreation Commission</i>
Tax increment financing	<i>Parks & Recreation Commission</i>
Property rights, trespassing, property destroyed	<i>Pomona Grange & Farm Bureau</i>
Land use is defined and channeled by green infrastructure and well-built transportation corridors.	<i>National Park Service</i>
Move Catoctin Furnace/Cunningham Falls SP into a single planning region.	<i>National Park Service</i>
Directing construction and growth to appropriate areas to enhance Smart Growth and reduce sprawl	<i>National Park Service</i>

Look at/awareness of compatibility of zones adjacent to NPS parcels	<i>National Park Service</i>
APFO, provide infrastructure before new developments	<i>Pomona Grange & Farm Bureau</i>
Land use/growth	<i>Scenic Byways / Heritage Areas</i>
The Board wants to see all development proposals at least along river integrate into County process.	<i>Monocacy River Scenic Board</i>
Redevelopment	<i>Scenic Byways / Heritage Areas</i>
The County should not be able to build if private owner not allowed – County set example not exception	<i>Monocacy River Scenic Board</i>
Smart development along roads	<i>Scenic Byways / Heritage Areas</i>
Annexations – context – sensitive solutions should be used in developments	<i>Scenic Byways / Heritage Areas</i>
Work with developers, criteria, assistance	<i>Scenic Byways / Heritage Areas</i>
Use of land/rights, de-emphasis on Ag – Education hard to pass on land, expense	<i>Pomona Grange & Farm Bureau</i>
Proliferation of housing subdivisions and commercial development, especially along Route 15 north of Thurmont	<i>Scenic Byways / Heritage Areas</i>
Maintain true countryside, including tiny settlements. Reign in sprawl – concentrate growth	<i>Monocacy River Scenic Board</i>
Increase density inside established community.	<i>Monocacy River Scenic Board</i>

Mixed Use

Economy (Commercial, Retail, Jobs)

Mixed use employment	<i>FACT</i>
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Land Use / Zoning

Need smaller MXD lands permissible	<i>Business Development Advisory Committee</i>
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No Second Theme

Mixed Use	<i>FACT</i>
Mixed use → Linkage between housing & workplace	<i>Business Development Advisory Committee</i>
Mixed use communities of various housing types and prices are available in every area of the county.	<i>National Park Service</i>
Mixed use zoning – higher density developments	<i>Affordable Housing Council</i>
Mixed Use	<i>Monocacy River Scenic Board</i>

Municipal / Regional Issues

Recreation

Coordinated planning (all in the Thurmont Region) for Catoctin Furnace, Catoctin Hollow Road, and Cunningham Falls State Park	<i>National Park Service</i>
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Transportation

Coordination of State Highway Administration projects and municipalities	<i>Scenic Byways / Heritage Areas</i>
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No Second Theme

Montgomery County/all County coordination	<i>FACT</i>
Mother Seton shrine inside Emmitsburg boundary, St. Joseph's outside.	<i>Open House</i>
How to deal with exodus to Pennsylvania/Washington County/etc. once they move – overextended – problems result	<i>Affordable Housing Council</i>
Communication between City and County will help	<i>Advocates for Homeless Families</i>
leapfrogging – to west/north counties	<i>Affordable Housing Council</i>

Proactive coordination / awareness of surrounding jurisdictions land use plan, specifically Carroll County	<i>Roads Board</i>
Recognition at General Assembly (share of money)	<i>Parent Teachers Association Council</i>
Services provided by County within municipalities → Money and growth relationship	<i>Parent Teachers Association Council</i>
Identify issues, develop recommendations, and present to appointed and elected officials.	<i>National Park Service</i>
Planning/community interaction imperative	<i>Pomona Grange & Farm Bureau</i>
Cooperate with other agencies/commissions	<i>Parks & Recreation Commission</i>
More State and Federal funding to solve existing problems	<i>Pomona Grange & Farm Bureau</i>
Local participation in State/Federal mandates/committees	<i>Pomona Grange & Farm Bureau</i>
Better coordination between County and Municipalities	<i>Monocacy River Scenic Board</i>
Municipal annexations	<i>Friends of Frederick County</i>
Strong partnerships, cooperative efforts in County, Municipal, State, Federal Agencies	<i>Agricultural Business Council</i>

Quality of Life

Agriculture

Husband family 4th generation on farm	<i>Pomona Grange & Farm Bureau</i>
Family long history farm people/landowners	<i>Pomona Grange & Farm Bureau</i>
Home, Ag tradition, accessible to metro areas health care, culture, etc. horticultural	<i>Pomona Grange & Farm Bureau</i>
Home – family history, farm - continue	<i>Pomona Grange & Farm Bureau</i>

Economy (Commercial, Retail, Jobs)

Need to employ more local residents – grow jobs for quality of life...	<i>Business Development Advisory Committee</i>
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Historic Preservation

Family since 1820 nice history, friendly	<i>Pomona Grange & Farm Bureau</i>
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Human Services

Born and raised, friendly, medical facilities	<i>Agricultural Preservation Advisory Board</i>
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Land Use / Zoning

Small town feel	<i>Advocates for Homeless Families</i>
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Transportation

Overall quality of life – good roads	<i>Advocates for Homeless Families</i>
Location relative to region – you can get what you need here on within one hour drive.	<i>Affordable Housing Council</i>

Visual Resources & Open Space

Rolling country side	<i>Pomona Grange & Farm Bureau</i>
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No Second Theme

Small towns, quiet out-lying areas	<i>Pomona Grange & Farm Bureau</i>
Born here, always return	<i>Pomona Grange & Farm Bureau</i>
Deep roots	<i>Pomona Grange & Farm Bureau</i>
People	<i>Pomona Grange & Farm Bureau</i>
Things we no longer have: few restrictions, less congestion	<i>Pomona Grange & Farm Bureau</i>
Frederick County is a place that everyone wants to visit, live, work, and retire.	<i>National Park Service</i>

Loss of next generation because of changes to the County	<i>Pomona Grange & Farm Bureau</i>
Loss of sense of small-unincorporated community identity	<i>Historic Preservation Commission</i>
Born and raised, friendly	<i>Agricultural Preservation Advisory Board</i>
Spirit of community	<i>Commission on Aging</i>
Quality of life/small town feel	<i>Commission on Aging</i>
Diversity in communities (geography – mountains/farms/cities)	<i>Parent Teachers Association Council</i>
Downtown Frederick – ‘City gives the County a nice heart’	<i>Parent Teachers Association Council</i>
Agriculture/communities	<i>Parent Teachers Association Council</i>
Rural/historic qualities	<i>Parent Teachers Association Council</i>
Grew up here	<i>Parent Teachers Association Council</i>
Self-sufficiency of community: goods to services; medical care; open space	<i>Business Development Advisory Committee</i>
Different events – family oriented in different communities	<i>Affordable Housing Council</i>
Maintain quality of life	<i>Solid Waste Advisory Council</i>
It’s a rural area within a metro area	<i>Advocates for Homeless Families</i>
Gorgeous drive down Patrick Street in winter with lights on trees	<i>Advocates for Homeless Families</i>
Family oriented community – always stuff to do	<i>Advocates for Homeless Families</i>
Nice people here – warm and friendly	<i>Advocates for Homeless Families</i>
Family history here; generally a healthy place to raise family	<i>Advocates for Homeless Families</i>
Quality of life	<i>Scenic Byways / Heritage Areas</i>
It’s home! Proximity to family.	<i>Affordable Housing Council</i>
Maintain quality of life without overburden tax burden	<i>Pomona Grange & Farm Bureau</i>
Location – location – location!	<i>Affordable Housing Council</i>
What makes attractive, is the challenge people want to live here, need to find balance between location and opportunities. Sustain traditions	<i>Pomona Grange & Farm Bureau</i>
The people – willingness to be involved	<i>Affordable Housing Council</i>
Sincere uncorrupted feel of city	<i>Affordable Housing Council</i>
My home – I’m familiar with it – where I grew up and want to raise family here	<i>Affordable Housing Council</i>
Home	<i>Agricultural Business Council</i>
Home, small town feel with opportunities Small town feeling in City, secure business enterprises	<i>Agricultural Business Council</i>
Home, hometown feeling	<i>Pomona Grange & Farm Bureau</i>
Diversity of population gives option to farmers, proximity to history, ocean, mountain (mini- America)	<i>Agricultural Preservation Advisory Board</i>
Quality of life	<i>FACT</i>
Residents have a physical sense of community	<i>Affordable Housing Council</i>
City environment to mountain environment, diversity	<i>Pomona Grange & Farm Bureau</i>

Recreation

Design

Explore incentive based policies for trail and parkland acquisition

Parks & Recreation Commission

Work with developer to implement parks

Parks & Recreation Commission

Environment (Forest, Water, Air)

Revisit eminent domain policy in specific or unique circumstances

Parks & Recreation Commission

Land Use / Zoning

Amend Adequate Public Facilities Ordinance to include park provision req's

Parks & Recreation Commission

No Second Theme

Park acres per person

Parks & Recreation Commission

Each child and adult has adequate space based on national standards to recreate in their community and to enjoy a spectrum of recreational experiences across the county.

National Park Service

Basketball courts

Parks & Recreation Commission

Explore transfer of development rights for park development

Parks & Recreation Commission

Enact implementation tools that removes the dependence on donations for park land and places more proactive development powers in the government

Parks & Recreation Commission

Trail safety and security

Parks & Recreation Commission

More Board of County Commission action for park acquisition

Parks & Recreation Commission

Possible "hut to hut" touring along C&O canal including stops in Frederick County

National Park Service

Park donations

Parks & Recreation Commission

Support of parkland acquisition

Pomona Grange & Farm Bureau

More funding

Parks & Recreation Commission

Meet existing national standards for parkland acreage and population

National Park Service

Growth meets existing national standards for parkland acreage per unit population

National Park Service

Element included in Comprehensive Plan

Parks & Recreation Commission

Address expansion of recreational activities

Parks & Recreation Commission

Prevent reallocation of funding – State and local levels

Parks & Recreation Commission

Policy regulatory changes

Parks & Recreation Commission

Rewatering of Canal – opportunities for additional recreation, tourism, and/or interpretation

National Park Service

Transportation

Agriculture

Agriculture component to design of roads and bridges for machinery

Agricultural Business Council

Roads, access to Rt. 15, major highways for agricultural retail business, State, County & Municipal collaboration on projects, need to buy local products, keep children in Frederick County

Agricultural Business Council

Community Facilities / Safety

Reduce student vehicle use

FACT

Long commutes to access facilities

Parks & Recreation Commission

Crossing guard programs

FACT

School walk/bike safety	FACT
Coordinate with Board of Education	FACT
Interconnect schools	FACT
Transit/park connection	Parks & Recreation Commission
<u>Design</u>	
Sidewalks on Rt. 40 in City	Bikeways & Trails Groups
Smaller parking lots	Monocacy River Scenic Board
Access to transit study (consider transit plus user accessibility barriers, plus general bike/ped)	Transportation Service Advisory Council (TSAC)
More bicycle and pedestrian access	Transportation Service Advisory Council (TSAC)
Access to Transit	Commission on Disabilities
Connectivity of streets	FACT
<u>Economy (Commercial, Retail, Jobs)</u>	
Allow for private transportation options, accessible taxis/vans	Commission on Disabilities
Economic benefits	FACT
<u>Growth (Demographics)</u>	
Too much traffic, too many people	Pomona Grange & Farm Bureau
<u>Housing</u>	
No more “Drive till Qualify”	FACT
<u>Land Use / Zoning</u>	
Density to allow transit to work	FACT
Separation of jobs/housing versus issue	FACT
Managing demand	FACT
Corridors / communities	FACT
Provide industrial access to the Town of Thurmont that does not enter the center of town.	National Park Service
Access, development, appropriate intervals	Scenic Byways / Heritage Areas
Access to U.S. 15 for businesses essential	Scenic Byways / Heritage Areas
<u>Municipal / Regional Issues</u>	
Public Private partnerships	FACT
Coordinate Federal, State & Local \$	FACT
County / Municipal coordination	FACT
<u>Other</u>	
Four day work weeks to conserve gas	Agricultural Business Council
<u>Quality of Life</u>	
Everyone is commuting long distance to work and then they spend little time here – no volunteers, commitment, where are people at parks/schools during daytime? At work...	Advocates for Homeless Families
<u>Recreation</u>	
Shared use paths along U.S. 15 corridor	Scenic Byways / Heritage Areas
Lack of a countywide bike route map.	Bikeways & Trails Groups

Monocacy Greenway	<i>Bikeways & Trails Groups</i>
Prefer rail trail/rail with trail on WSRR Row Frederick City to Walkersville	<i>Open House</i>
Trail connection along Monocacy River. Connect C&O to Monocacy Battlefield & City of Frederick County Government	<i>National Park Service</i>
Point of Rock Estates/Canal Run bike/pedestrian access to MARC station	<i>Open House</i>
Trail Development	<i>Parks & Recreation Commission</i>
A bicycle trail paralleling Route 15, attractively landscaped.	<i>Scenic Byways / Heritage Areas</i>
Park to park trails	<i>Parks & Recreation Commission</i>
Wade property Adamstown Park Trail + Tuscarora Creek Adamstown to Point of Rocks.	<i>Open House</i>
Multi-use/bike trails along utility right-of-ways.	<i>Open House</i>
Promotion of bike routes in County – tourism efforts.	<i>Bikeways & Trails Groups</i>
Formalized connections to Canal Tow path from communities or community trails	<i>National Park Service</i>
<u>Visual Resources & Open Space</u>	
Rte. 15 is a limited access highway that has parkway-like qualities in its guardwalls, bridges, and overpasses and protection of significant visual areas.	<i>National Park Service</i>
Turn Route 15 into a limited access highway and conduct a visual analysis of sensitive areas.	<i>National Park Service</i>
Resolving major arterial vs Scenic Byway issues.	<i>National Park Service</i>
<u>No Second Theme</u>	
Roads – on-going, population challenge to farmer machinery on road and running non-farm complaints about farmer	<i>Pomona Grange & Farm Bureau</i>
Traffic safety issues when working or accessing roads from Ag lands – speed, number of vehicles	<i>Pomona Grange & Farm Bureau</i>
Allow bikes on MARC trains	<i>Bikeways & Trails Groups</i>
Mass transit needs (to DC)	<i>Friends of Frederick County</i>
Light rail options in Frederick City and surrounding communities (e.g. 180/351, MD 85/355)	<i>Transportation Service Advisory Council (TSAC)</i>
Support enforcement of bike rules	<i>Bikeways & Trails Groups</i>
Licensing for bikes	<i>Bikeways & Trails Groups</i>
Traffic on north end of City (especially Ft. Detrick area & access issues).	<i>Friends of Frederick County</i>
Small town centers are linked with each other and major urban centers by multiple modes of transportation.	<i>National Park Service</i>
Morning commutes to Washington or Baltimore take no longer than 1.5 hours each way each day.	<i>National Park Service</i>
Commuter rail connections (Amtrak, MARC or Metro) extend to Thurmont.	<i>National Park Service</i>
Transportation – congestion – need more transit	<i>Advocates for Homeless Families</i>
County subsidize bike commuter for employees and other businesses	<i>Bikeways & Trails Groups</i>
We don't have road infrastructure for evacuation	<i>Advocates for Homeless Families</i>
Connect Frederick City with C&O Canal	<i>Bikeways & Trails Groups</i>
Lake Linganore area roads	<i>Bikeways & Trails Groups</i>
Crossing Rt. 15	<i>Bikeways & Trails Groups</i>
Realistic Mass Transit	<i>FACT</i>
Provide north/south bike routes and around the City.	<i>Bikeways & Trails Groups</i>
Provide Reverse Commute MARC Rail Service	<i>Transportation Service Advisory Council (TSAC)</i>

Police aware of bike rules	<i>Bikeways & Trails Groups</i>
Train, bike, etc. (signage)	<i>Bikeways & Trails Groups</i>
Walkersville/Woodsboro ↔ City	<i>Bikeways & Trails Groups</i>
Proactive government – health, education, traffic	<i>Pomona Grange & Farm Bureau</i>
Partnership with TransIT to push multi-modal, bike racks on buses	<i>Bikeways & Trails Groups</i>
Non work trips	<i>FACT</i>
Roads, traffic, circles, update bridges	<i>Pomona Grange & Farm Bureau</i>
Traffic – aggressive drivers, high number of drivers/autos, safety issues – speeds	<i>Pomona Grange & Farm Bureau</i>
Traffic issues when working agriculture land – livestock getting out	<i>Pomona Grange & Farm Bureau</i>
Rural roads need protection	<i>Friends of Frederick County</i>
Access across U.S. 15 in County and City	<i>Bikeways & Trails Groups</i>
More coordination with State & County Highway Projects	<i>Transportaion Service Advisory Council (TSAC)</i>
Gas House Pike	<i>Bikeways & Trails Groups</i>
Education about alternatives to auto	<i>Bikeways & Trails Groups</i>
Providing additional Commuter Bus Service North of Frederick County	<i>Transportaion Service Advisory Council (TSAC)</i>
Rely more on public/mass transit	<i>Pomona Grange & Farm Bureau</i>
Secure tele-work possibilities	<i>Affordable Housing Council</i>
Availability of public transportation	<i>Affordable Housing Council</i>
Inuress/euress 270 & 70	<i>Affordable Housing Council</i>
Expand metro to Frederick County Government	<i>Monocacy River Scenic Board</i>
Middletown, Alternate 40A	<i>Roads Board</i>
Monocacy Boulevard (Complete related projects, County/City/State)	<i>Roads Board</i>
Christophers Crossing Projects (County/City)	<i>Roads Board</i>
Explore Road Excise Tax possibilities (feasibility, districting)	<i>Roads Board</i>
US 340 / MD 464 / MD 17 in Brunswick	<i>Roads Board</i>
I-270	<i>Roads Board</i>
Remove subsidized parking	<i>Monocacy River Scenic Board</i>
Track maintenance and security at existing park and ride / MARC station lots	<i>Transportaion Service Advisory Council (TSAC)</i>
Shared space for bikes and cars – safety, small commercial in small town to reduce car trips, maybe separate off road bike paths for large roads.	<i>Monocacy River Scenic Board</i>
Coordination of park and ride locations and planning	<i>Transportaion Service Advisory Council (TSAC)</i>
Improve transit to reduce infrastructure needs	<i>Historic Preservation Commission</i>
Highway Noise Overlay	<i>Scenic Byways / Heritage Areas</i>
I-270 preservation/noise	<i>Scenic Byways / Heritage Areas</i>
Flow to U.S. 15	<i>Scenic Byways / Heritage Areas</i>
Speed levels impact	<i>Scenic Byways / Heritage Areas</i>
James City County, Virginia role model	<i>Scenic Byways / Heritage Areas</i>

Transit options	<i>Scenic Byways / Heritage Areas</i>
U.S. 15 interchange changes	<i>Scenic Byways / Heritage Areas</i>
What does not building/improving roads do?	<i>Scenic Byways / Heritage Areas</i>
Maintaining Existing Roads	<i>Roads Board</i>
Transit Oriented Development	<i>Transportaion Service Advisory Council (TSAC)</i>
Transportation regional too... to DC/Baltimore and beyond. Better link for jobs too. Comprehensive Transportation system “European model”	<i>Advocates for Homeless Families</i>
safer roads	<i>Pomona Grange & Farm Bureau</i>
Increase in the number of people per car	<i>Pomona Grange & Farm Bureau</i>
Make mass transit more available	<i>Pomona Grange & Farm Bureau</i>
Expand TransIT routes countywide	<i>Advocates for Homeless Families</i>
Relocate the airport father to the south and east to better avoid airspace restrictions and seek commercial passenger service	<i>National Park Service</i>
Government mandate mass transit	<i>Pomona Grange & Farm Bureau</i>
Utilize existing RXR lines	<i>Pomona Grange & Farm Bureau</i>
Bottleneck of traffic; all major roads in Frederick	<i>Agricultural Business Council</i>
Transportation systems; roads, mass transit, carpooling	<i>Agricultural Business Council</i>
Transportation – Can provide opportunities for people	<i>Affordable Housing Council</i>
Roads	<i>Agricultural Business Council</i>
Need alternate transportation for people to get around in small towns	<i>Advocates for Homeless Families</i>
Consideration of 2 way linear transit bus routes versus loop routes	<i>Transportaion Service Advisory Council (TSAC)</i>
State action on mass transit from Frederick to Baltimore before land has been developed and would stop process	<i>Pomona Grange & Farm Bureau</i>
Chance to plan better for mass-transit	<i>Pomona Grange & Farm Bureau</i>
Require bike accommodation on County road projects	<i>Bikeways & Trails Groups</i>
Cleaning road/shoulder debris.	<i>Bikeways & Trails Groups</i>
MD 75 North of Union Bridge (Truck Traffic)	<i>Roads Board</i>
Connection of MD 77 into Carroll County	<i>Roads Board</i>
Increasing transit bus service as journey to work option (schedule timing around work hours)	<i>Transportaion Service Advisory Council (TSAC)</i>
MD 75 – Libertytown to Hyattstown (trucks & commuters)	<i>Roads Board</i>
MD 180 – 351, Creative Solutions & Creative Escrow Use	<i>Roads Board</i>
ITS technology on board buses and at transit stops	<i>Transportaion Service Advisory Council (TSAC)</i>
Infrastructure – roads, bridges (expanding for farm equipment), provisions for agricultural equipment, land fragmented, traffic, water systems, power grid and affordable power, low growth with expanded budgets - school board, high property taxes, need com	<i>Agricultural Business Council</i>
What about Frederick → I-70 corridor for light rail to Baltimore	<i>Open House</i>
Airport Capital projects	<i>FACT</i>
Frederick Big Red Road	<i>Open House</i>
Middletown Bypass starting Bolivar ENE to MD Nat. GC	<i>Open House</i>
351 south of Crestwood Blvd. Prefer not 5 lanes – Residential area	<i>Open House</i>

Increase ridership on MARC to Monocacy/downtown Frederick City.	<i>Open House</i>
Increase frequency of trains to Frederick City	<i>Open House</i>
Limited weekend MARC service.	<i>Open House</i>
Thurmont bypass “line should be on map”.	<i>Open House</i>
connect to purple line in Montgomery & P.G. County	<i>Open House</i>
Meadow Road/I70 interchange needed – full interchange.	<i>Open House</i>
County Emergency Evacuation routes	<i>Open House</i>
Rail extension to Walkersville	<i>Open House</i>
Accessibility affects a variety of themes, specifically Transportation, housing, employment.	<i>Commission on Disabilities</i>
Transportation for rural areas specifically for senior needs	<i>Commission on Aging</i>
Increase Hours of operation to meet needs of a variety of work shifts	<i>Commission on Disabilities</i>
Transportation to service/facilities/basic needs. Provide seating at bus stops. Routes are too long for seniors. Oxygen tanks don’t last more than a few hours.	<i>Commission on Aging</i>
Transportation – signage – sooner/larger; left turn lanes dedicated; safer intersections	<i>Commission on Aging</i>
Widely distributed service not requiring transportation	<i>Commission on Aging</i>
Bus service (near term) and light rail (mid term) from Frederick Monocacy MARC stations to employment centers at MD 355/MD 124/I270 (exit 11) area in Montgomery Village/Gaithersburg.	<i>Open House</i>
Coordinate Transit with other jurisdictions	<i>FACT</i>
Upgraded or new Potomac River Crossing would affect the C&O Canal	<i>National Park Service</i>
Make streets more bike friendly	<i>Open House</i>
Sidewalk should not have to be maintained by landowners. Liability for users should not be on landowners. – Would significantly expand support for new sidewalks in developed neighborhoods.	<i>Open House</i>
Make local transit more appealing (aesthetics).	<i>Open House</i>
Educating inexperienced cyclists of rules of the road (signage, markings on street)	<i>Bikeways & Trails Groups</i>
Walkersville	<i>Bikeways & Trails Groups</i>
Transit links to Canal and / or NPS units	<i>National Park Service</i>
MD 75 as priority option from Thurmont, New Market south to Urbana	<i>Open House</i>
270 Transit	<i>FACT</i>
Lets continue to expand – light rail and marc trains – more trains to include some non-stop – upgrade tracks for increased speed and efficiency...	<i>Open House</i>
Southern Beltway	<i>FACT</i>
Funding – competition with different modes & projects all infrastructure	<i>FACT</i>
Telecommute	<i>FACT</i>
Traffic could be worse – other areas have traffic issues	<i>Parent Teachers Association Council</i>
Traffic	<i>Parent Teachers Association Council</i>
Speeds on Mountville Road in Adamstown.	<i>Open House</i>
Moser Road volumes by Lawyer Farm	<i>Open House</i>
Major improvements to 144 from MD 75 into Frederick	<i>Open House</i>
Look at Alternative Transportation in Parks grant project from Seneca to DC (electric packet boats)	<i>National Park Service</i>

Commuter Bus Service to Baltimore	<i>Transportaion Service Advisory Council (TSAC)</i>
Regional Coordination West Virginia, Pennsylvania, Washington County	<i>FACT</i>
Bottleneck US 15/Frederick County Government	<i>FACT</i>
Big Red Road (land) / ROW	<i>FACT</i>
MD 75	<i>FACT</i>
Commuting: Affect on arts community	<i>Business Development Advisory Committee</i>
Afford transportation?	<i>Business Development Advisory Committee</i>
MD 550	<i>FACT</i>
Bus routes along potential fixed rail	<i>FACT</i>
More Commuter Bus	<i>FACT</i>
Toll West Virginia/Pennsylvania borders	<i>FACT</i>
Weekday MARC/Weekend MARC	<i>FACT</i>
Consider other light or fixed rail options in county	<i>Transportaion Service Advisory Council (TSAC)</i>
ATCT construction	<i>FACT</i>
Consideration of additional MARC Rail Stops (e.g. Adamstown)	<i>Transportaion Service Advisory Council (TSAC)</i>
Coordinating MTA Commuter Bus Service with existing and proposed Park & Rides (most important issue to MTA is adequate parking)	<i>Transportaion Service Advisory Council (TSAC)</i>
TOD	<i>FACT</i>
Widen 270 (Emergency Evacuation)	<i>Open House</i>
MD 355 through Battlefield	<i>National Park Service</i>
I-270 widening through Battlefield	<i>National Park Service</i>
Transitway Alignment through Battlefield	<i>National Park Service</i>
Using a car is safe, legal, and rare	<i>Bikeways & Trails Groups</i>
Sidewalks	<i>FACT</i>
Accessible buses are good	<i>Commission on Disabilities</i>
Expand hours of transit plus	<i>Commission on Disabilities</i>
Mitigating traffic congestion by developing multiple mode of transportation and making timely and appropriate road repairs.	<i>National Park Service</i>
How to toll existing (change CFR)	<i>FACT</i>
US 15 south	<i>FACT</i>
Trains (#)	<i>FACT</i>
Increase transit options between Frederick & Shady Grove Metro / CCT	<i>Transportaion Service Advisory Council (TSAC)</i>
New Market/LL S to 270	<i>FACT</i>
Expand service to include Saturdays AND Sundays	<i>Commission on Disabilities</i>

Visual Resources & Open Space

Agriculture

Mountains, home, active agricultural community

Agricultural Business Council

Open space, less congestion, farmland, tractors, horses	<i>Pomona Grange & Farm Bureau</i>
Open space/scenic tax to be used to support existing farms	<i>Pomona Grange & Farm Bureau</i>
Infrastructure needs that affect agriculture and historic viewsheds	<i>Historic Preservation Commission</i>
Open space and agricultural resources – CSA’s here to support local food here.	<i>Affordable Housing Council</i>
Would like to see an emphasis on land preservation in Frederick County – even after moratorium is lifted. (Increase open space within developments; concentrate growth to preserve open space in other areas).	<i>Open House</i>

Design

Well-defined and ample open space accessible to all; development that respects the environment and limits new buildings to clustered locations; new initiatives in “green” development.	<i>Scenic Byways / Heritage Areas</i>
Consistent signage for attractions example Chester County, Pennsylvania	<i>Scenic Byways / Heritage Areas</i>
Require screening on Scenic Byways of new development	<i>Scenic Byways / Heritage Areas</i>

Economy (Commercial, Retail, Jobs)

Open land and downtown shopping/roots here too the variety/diversity	<i>Advocates for Homeless Families</i>
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Environment (Forest, Water, Air)

Scenic Easements (243 along Canal, none in Frederick County)	<i>National Park Service</i>
Open space and the environment	<i>Scenic Byways / Heritage Areas</i>

Historic Preservation

Recognize importance of scenic qualities of National Register, Historic National Road, Scenic Byways & Heritage Areas	<i>Scenic Byways / Heritage Areas</i>
Develop criteria for bonuses to protect viewsheds, sites, etc	<i>Historic Preservation Commission</i>

Land Use / Zoning

Smart growth = Scenic Byways Preservation	<i>Scenic Byways / Heritage Areas</i>
Major developments are screened from roadways by vegetation and/or terrain.	<i>National Park Service</i>

Transportation

A program to retire existing billboards.	<i>Scenic Byways / Heritage Areas</i>
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No Second Theme

Reassess definition of “Open Space” to be more inclusive and widely accessible	<i>Parks & Recreation Commission</i>
County level scenic easements	<i>National Park Service</i>
Scenic Byways Corridor Management Plan recommendations need adoption by County	<i>Scenic Byways / Heritage Areas</i>
Undertake viewshed study	<i>Historic Preservation Commission</i>
Protect important vistas in the Route 15 corridor.	<i>National Park Service</i>
Education about tools for preservation/conservation	<i>Scenic Byways / Heritage Areas</i>
Bill board policies “Local vs. Regional”	<i>Scenic Byways / Heritage Areas</i>
Strengthening open space protection (existing).	<i>Friends of Frederick County</i>
Topo variation	<i>Pomona Grange & Farm Bureau</i>
Open spaces – critical to keep them/protect	<i>Advocates for Homeless Families</i>
Cross-section of Maryland	<i>Pomona Grange & Farm Bureau</i>
Purchase Open Space	<i>Pomona Grange & Farm Bureau</i>
Appalachian Trail/Gambrill/mountain and hiking access	<i>Affordable Housing Council</i>

Waste Management / Utilities

Community Facilities / Safety

Maximize recycling

Solid Waste Advisory Council

Design

Underground utilities recommended where feasible and designed well for linear parks like AT or C&O canal. Less feasible in archaeological related sites e.g. battlefield –

National Park Service

With multi-family collection, Collections need additional dumpster/pad. (Containers, Collections, Transportation, Disposal) □

Solid Waste Advisory Council

Siting/storage for sites

Solid Waste Advisory Council

Growth (Demographics)

Managing population growth and related waste and pollution issues.

National Park Service

Land Use / Zoning

Density = ↑ waste to deal with in that location

Solid Waste Advisory Council

Municipal / Regional Issues

Processing in county versus out of county

Solid Waste Advisory Council

Partnering with other jurisdictions

Solid Waste Advisory Council

No Second Theme

Transfer stations

Solid Waste Advisory Council

Centrally located collection facilities

Solid Waste Advisory Council

Franchising efficiency of collection (methods); routes

Solid Waste Advisory Council

Making waste to energy work (2013 +) □ 50 mega watt +

Solid Waste Advisory Council

Changing materials

Solid Waste Advisory Council

Biofuels – tax versus non-tax

Solid Waste Advisory Council

Sludge disposal/amount is directly proportional to ↑ in population

Solid Waste Advisory Council

Measure/Manage Bio-solids

Solid Waste Advisory Council

Waste management – no incentive

Friends of Frederick County

Landfill space 2060

Solid Waste Advisory Council

Understanding Permitting process

Solid Waste Advisory Council

Public Health

Solid Waste Advisory Council

APFO for solid waste

Solid Waste Advisory Council

Solid waste

Pomona Grange & Farm Bureau

Power, electricity, substations

Pomona Grange & Farm Bureau

Waste management County to curb growth yet people want

Pomona Grange & Farm Bureau

Siting guidance for Cellular Towers, electric transmission lines, eg. Cell Towers designed as trees.

National Park Service

Options for siting of Electrical Transmission Lines & other utilities before requests are made by utility companies

National Park Service

Managing costs

Solid Waste Advisory Council

Water & Sewer (Infra)

Environment (Forest, Water, Air)

Groundwater protection

Friends of Frederick County

Land Use / Zoning

Development – More people affects the need for water/sewer impacts on demand for water/sewer. How will this impact the watershed?

Monocacy River Scenic Board

No Second Theme

Water management more consistent

Scenic Byways / Heritage Areas

Fully funded and functioning sewer and water systems have adequate capacity and safeguard public health

National Park Service

Water limitations

Pomona Grange & Farm Bureau

Reservoir map site

FACT

Ability to stay, have water, energy

Agricultural Preservation Advisory Board

Water/sewer: capacity, flow of water

Pomona Grange & Farm Bureau

Infrastructure is adequately sized, financed, and maintained.

National Park Service

Water Service Areas – Water & Sewer Service classifications need to be updated for the Town of Myersville!

Open House

Change set-aside requirements + perk requirements for properties using composting toilets & gray water systems.

Open House

Other

Municipal / Regional Issues

Predictability/consistency of the plan

FACT

No Second Theme

Education of senior issues – State & County level

Commission on Aging

Increase involvement with Planning staff/FCPC/BOCC – Comprehensive Plan – Ongoing

Commission on Aging

Speaking with a unified voice

Commission on Aging

Online survey targets young – stows seniors out

Commission on Aging

Keeping/getting seniors more involved in Planning activities and involving in activities ... Providing or helping with service.

Commission on Aging

More open dialogue in County, use common sense approach in policies and regulations, define acceptable risks and choose not to regulate them

Agricultural Business Council

Have uniform (metrics) measurements for certain processes, assign scores for job performance, review scores periodically (customers complaints, days in permitting process, site plan comments)

Agricultural Business Council

Review staff needs in County; clean house? Streamline review and permitting process, fast track for certain projects.

Agricultural Business Council

Lower taxes

Pomona Grange & Farm Bureau

Less reaction regarding County proposals

FACT

Promote Comm. Survey

Commission on Aging

Persistence

Parks & Recreation Commission

County government needs County executive.

Friends of Frederick County

Changing County Government...

Parks & Recreation Commission

Have an 'end' in sight... Know our goals, before trying to attain them.

Business Development Advisory Committee

How to be more responsive to market?

Business Development Advisory Committee

Government relations staff/lobbyist	<i>FACT</i>
Charter government	<i>FACT</i>
Property rights preservation	<i>Parks & Recreation Commission</i>
What can you do?	<i>Parks & Recreation Commission</i>
Funding for roads, farmland preservation, parkland	<i>Pomona Grange & Farm Bureau</i>
Coordination over multiple themes	<i>Scenic Byways / Heritage Areas</i>
Balance tax revenue to allow rural to remain rural	<i>Monocacy River Scenic Board</i>
Financial priorities	<i>Scenic Byways / Heritage Areas</i>
Politicians need to walk the walk – need commitment	<i>Advocates for Homeless Families</i>
Approachable government	<i>Parent Teachers Association Council</i>
Recordation tax – not constant funding	<i>Parent Teachers Association Council</i>
Home rule – change in form of government	<i>Parent Teachers Association Council</i>
New funding sources	<i>Parent Teachers Association Council</i>
Continue open/receptive government	<i>Parent Teachers Association Council</i>
Work with other Boards & Commissions	<i>Commission on Aging</i>
Requirement for BOCC to live in County for a longer period of time before office	<i>Pomona Grange & Farm Bureau</i>
Taxes too high – hold taxes down	<i>Friends of Frederick County</i>
Property tax burden	<i>Pomona Grange & Farm Bureau</i>
Push & pull of politics regarding growth policy	<i>Friends of Frederick County</i>
Poor information relay by County	<i>Pomona Grange & Farm Bureau</i>
Comprehensive Plan doesn't have teeth - need more policy implementation	<i>Friends of Frederick County</i>
Property rights – trespassing respect fence lines	<i>Pomona Grange & Farm Bureau</i>
Property rights: loss of	<i>Pomona Grange & Farm Bureau</i>
need County Division to “adopt Commission on Disabilities”	<i>Commission on Disabilities</i>
Create and sustain non-profit partnerships	<i>National Park Service</i>
Highest and best use	<i>Scenic Byways / Heritage Areas</i>
Public input – beneficial positive	<i>Parent Teachers Association Council</i>